



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**3 Oak Drive, Thirsk, YO7 3RF**  
**Price Guide £275,000**

**A well-presented family home in a convenient position for local schools, offering adaptable living space, good-sized bedrooms and a private, south-facing garden. The layout suits a range of needs, whether for family life or working from home. Early viewing is advised for proceedable buyers.**



## **The Property**

On entering the property, the reception hall provides access to a well-proportioned living room, breakfast kitchen, cloakroom and staircase to the first floor. The living room is positioned to the south elevation and benefits from windows to two sides, skylights and doors opening onto the garden, allowing for excellent natural light throughout the day.

The breakfast kitchen forms the central hub of the home, fitted with a modern range of wall and base units, ample worktop space and a defined dining area. Integrated appliances include a fridge, freezer and dishwasher, with additional space for a washing machine.

The cloakroom is fitted with a WC and wash basin.

To the first floor are three bedrooms, including two doubles—one a particularly generous room overlooking the rear with fitted wardrobes—and a further smaller room, better suited as a cot room or home office. The house bathroom comprises a panel bath with shower over, WC and wash basin with tiled surround.

To the second floor, there is a useful landing area currently utilised as a small office / study space, along with access to the primary large double bedroom with skylights and an ensuite shower room.

Externally, the south-facing rear garden is laid mainly to lawn with a patio seating area, enclosed by fencing and offering side access to the front. A gate leads to a parking area and a single garage located within a block of three, with additional parking in front.

The property is freehold.

Council: North Yorkshire

Tax Band: C

EPC Rating: B

EPC: <https://find-energy-certificate.service.gov.uk/energy-certificate/0153-3839-7619-9993-0001>

## **The market town of Thirsk**

Thirsk is ideally located for country pursuits and offers a racecourse, excellent golfing facilities, and various sports opportunities. Situated in 'Herriot Country' between the Yorkshire Dales and North York Moors National Parks, it provides a charming living environment.

The town's market square features a wide range of independent shops, restaurants, and cafes, adding to its appeal.

Thirsk has excellent road links to Harrogate (22 miles), York (21 miles), Leeds (30 miles), and Teesside (23 miles), as well as rail connections via the TransPennine Express and

Grand Central, offering direct access to London Kings Cross in under 2½ hours. Airports at Durham Tees Valley (25 miles) and Leeds Bradford (35 miles) further enhance connectivity.

Thirsk has three primary schools and a secondary school, with well-regarded private schools, including Queen Mary's, Cundall Manor, Ampleforth, and Queen Ethelburga's, within a 20-mile radius.

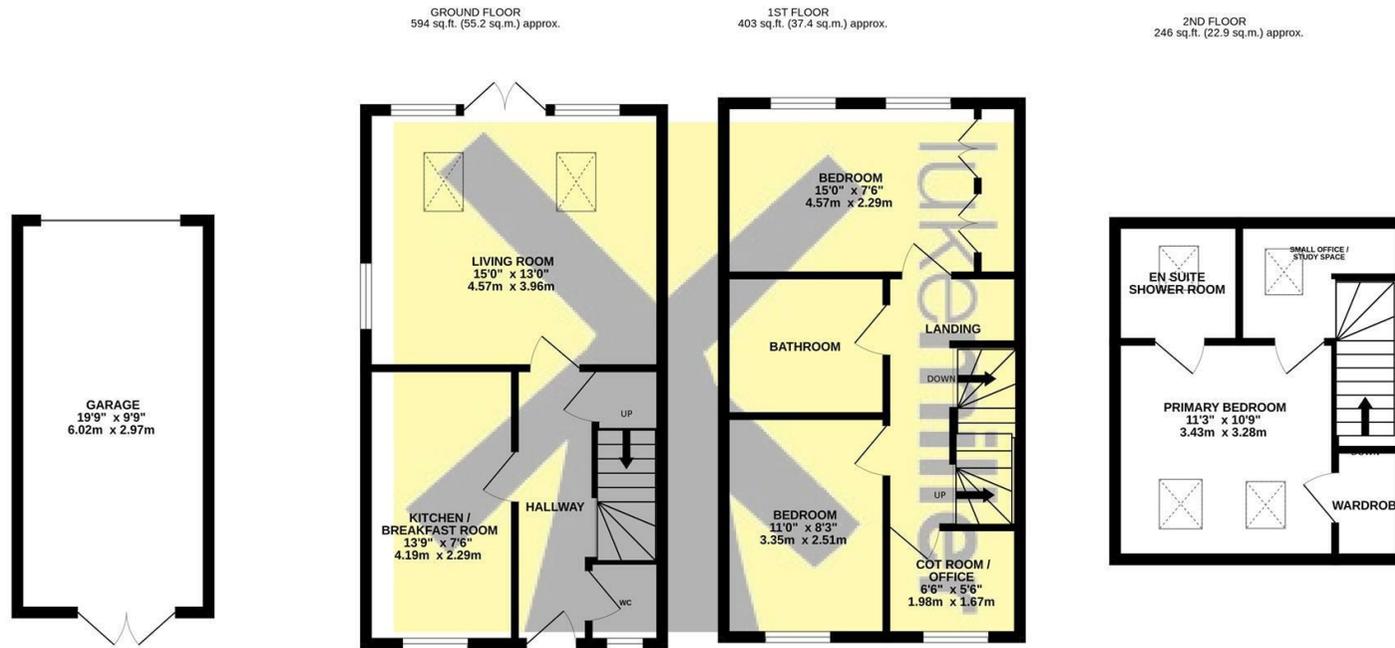
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TOTAL FLOOR AREA : 1023sq.ft. (95.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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