



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



4 Miller's Road, Thirsk, YO7 1UG
Price Guide £185,000

A well-presented two-bedroom semi-detached home with a light living room, fitted kitchen, two double bedrooms with wardrobes and useful storage throughout. Outside, there is a south-facing, low-maintenance rear garden, an extended driveway providing ample parking and a detached single garage. The mature front hedge offers good screening from the quiet close.



The property

On entry, the vestibule provides a practical area for coats and shoes, with a door leading into the living room. A box window to the front elevation allows good natural light, while a gas fire provides the main focal point. There is also space for a small dining table and chairs, a staircase to the first floor, an understairs storage cupboard and access to the kitchen.

The kitchen offers excellent storage through a range of fitted base and wall units, together with generous worktop space. There is also room for a small table and chairs, while a window and door overlook and provide access to the rear garden.

On the first floor are two well-proportioned double bedrooms, both benefiting from fitted double wardrobes.

Externally, the front garden has a mature hedge which provides screening from the quiet close. To the rear is a south-facing, easily maintained garden, ideal for buyers seeking a low-maintenance outside space. An extended driveway provides excellent off-street parking and leads to a detached single garage.

Important information

The property is freehold
Council: North Yorkshire
Tax Band: B
EPC: D
E P C L i n k : <https://find-energy-certificate.service.gov.uk/energy-certificate/2817-1611-4131-6114-9207>

Disclaimer

We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any

details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

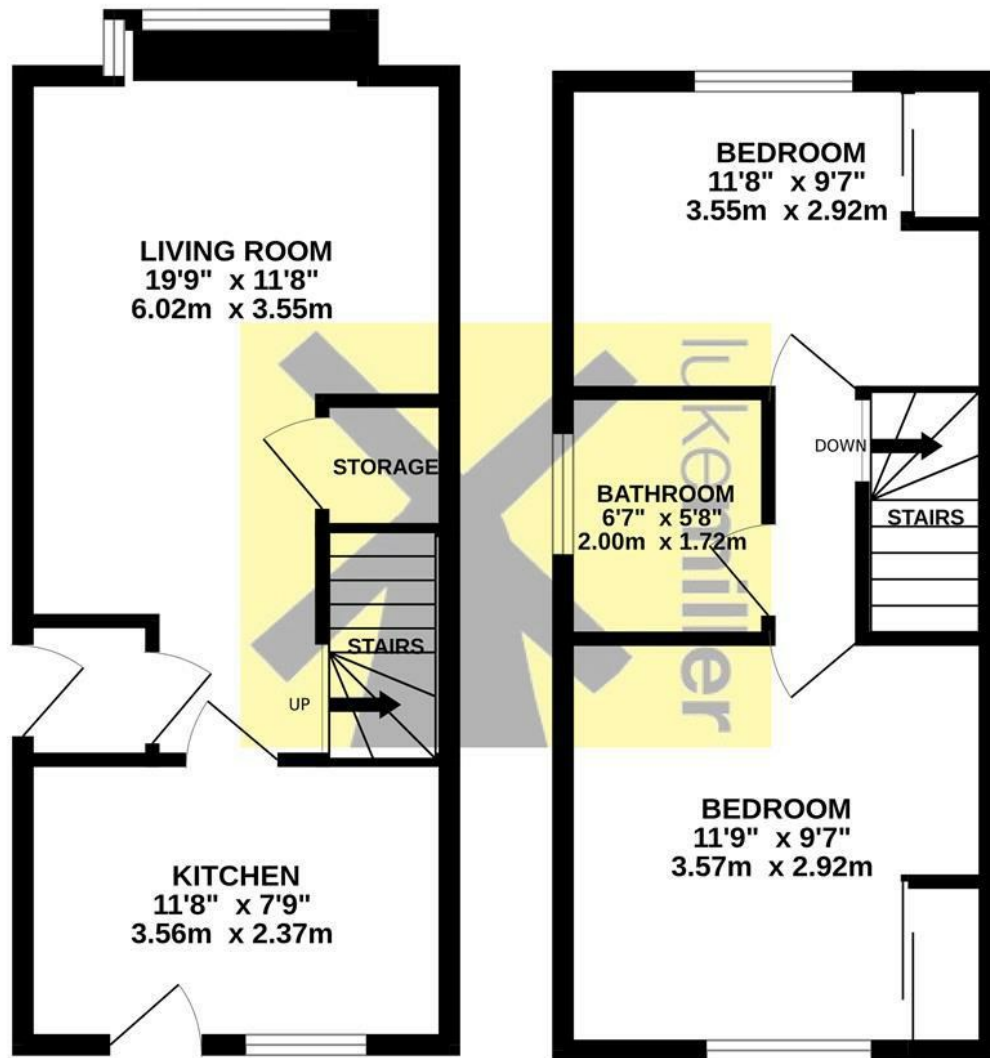
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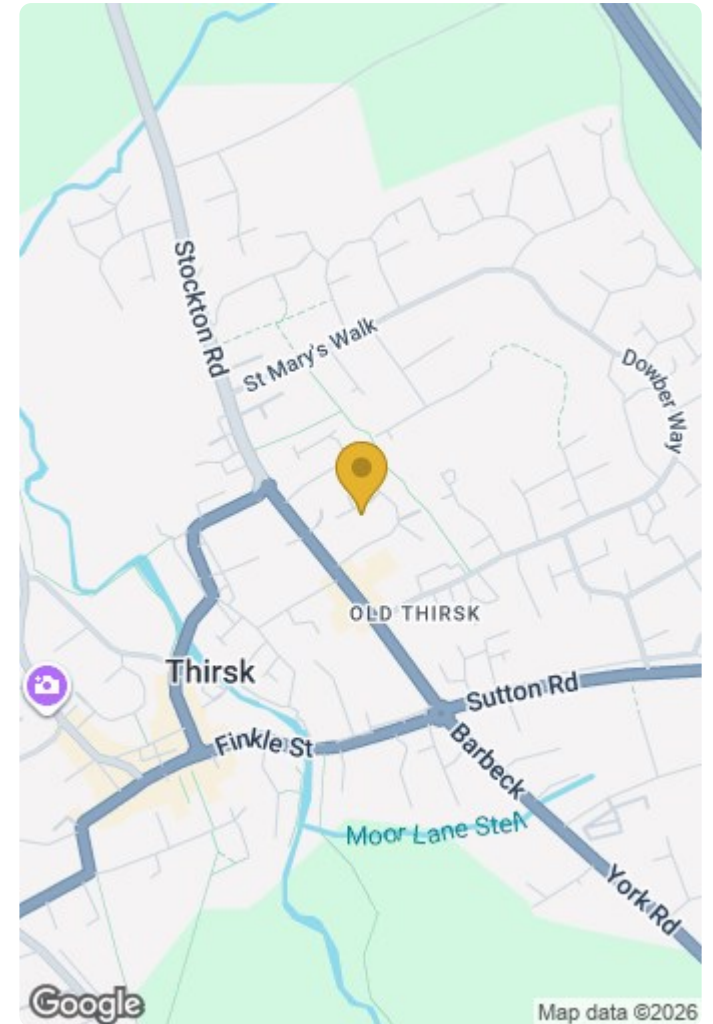
GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.

1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 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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