

30 Freemans Way, Thirsk, YO7 1GF
Price Guide £269,950

Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

Offering well-planned accommodation across three floors, this four-bedroom family home provides flexible living space suited to modern family life. The property includes a spacious living and dining room opening into a conservatory, a well-equipped kitchen, two en-suite bedrooms, an enclosed rear garden, garage and parking for two vehicles. Conveniently positioned for local schools, amenities and transport links, this is a practical home offering both space and versatility.







The Property
On entering the property, the entrance hall provides access to the kitchen, living and dining room, cloakroom and staircase leading to the first-floor accommodation.

Positioned to the front elevation, the kitchen is fitted with a comprehensive range of base and wall units incorporating an integrated electric oven, gas hob with extractor hood above, fridge, freezer, dishwasher and washing machine. The central heating boiler is also housed within the kitchen.

Spanning the full width of the rear of the property, the living and dining room offers excellent space for both seating and dining furniture. French doors open directly into the conservatory, which in turn provides access to the enclosed rear garden, creating a practical extension to the living space and an ideal setting for everyday family life or when entertaining guests.

Completing the ground floor is a cloakroom fitted with a low-level WC and wash hand basin.

To the first floor, the landing leads to three well-proportioned bedrooms, the family bathroom and the staircase to the second floor. Two of the bedrooms benefit from fitted wardrobes, whilst one also enjoys the advantage of an en-suite shower room. The family bathroom is fitted with a panelled bath, wash hand basin and low-level WC. An airing cupboard on this floor provides access to the fully boarded loft, offering useful additional storage.

Occupying the entire second floor, the principal bedroom is an excellent size and benefits from fitted wardrobes, access to further under-eaves storage and a private en-suite shower room. A further airing cupboard is also located off the second-floor landing.

Externally, the property enjoys a lawned front garden with a pathway leading to the entrance door, whilst gated side access leads through to the rear. The enclosed rear garden is predominantly laid to lawn, providing a secure and manageable outdoor space.

The property is further complemented by a single garage with an up-and-over door and personal side access, situated within a nearby block to the rear of the property. In addition, there is off-road parking for two vehicles.

Important Information:

The property is Freehold
Council: North Yorkshire
Tax Band: D
EPC: C
EPC Link: https://find-energy-certificate.service.gov.uk/energy-certificate/2399-6111-9912-0121-1299

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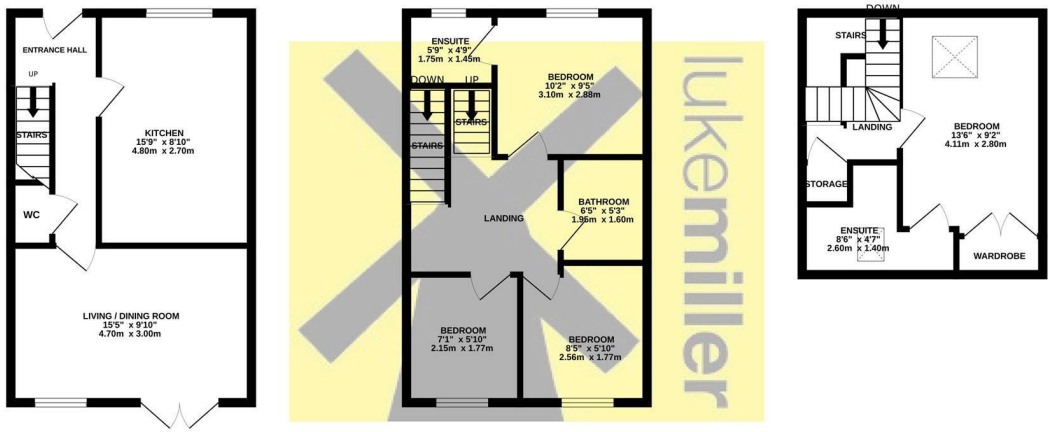




GROUND FLOOR
377 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.

2ND FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.7 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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Tel: 01845 525112 Email: sales@lukemiller.co.uk www.lukemiller.co.uk 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA