



13 Station Road, Thirsk, YO7 1QF
Guide Price £249,950



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

A delightful family home located close to the market square, amenities and also schools. Only due to relocation to be closer to family, this home offers excellent living accommodation and gardens. Viewings are essential.



The market town of Thirsk

Thirsk is ideally placed for those who enjoy country pursuits and together with a popular racecourse, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot Country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:
The Spa town of Harrogate (22 miles)
Historic York (21 Miles)
Leeds (30 Miles) and
Teesside (23 Miles)

Thirsk has the following excellent rail connections:
TransPennine Express to York, Leeds and Manchester
and the Grand Central Train line giving direct access to
London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

Property Description

On entry to this home, through a most useful storm porch, the large reception hall, with elevated ceiling heights, leads to the living room, formal dining room and kitchen. There is also a staircase to the first-floor accommodation.

To the front elevation, the large living room has a box window allowing natural light into the room, the open fire which the current vendors do not use and may be ideal for clients looking to reinstate the original style of fire or indeed wood burning stove, which is set in a decorative surround.

The formal dining room has a door opening into the south-facing gardens making this an ideal entertaining room. There are also fitted cupboards for storage and also laminate flooring. Adjoining this room is the kitchen which is fitted with a modern range of base and wall units and also a host of fitted appliances and an excellent worksurface area. There is a window which takes in the views over the gardens.

As trends dictate for living styles, the wall between this room and the dining room was to be removed (checking with the local authority for any permissions required) would make a

fantastic living kitchen.

On the first floor, there is access to the bedrooms and also the bathroom. There are two large double bedrooms and also a single bedroom with excellent views over the racecourse and beyond the front elevation. The bathroom comprises a panel bath with a shower, w.c, pedestal sink set on a wash hand basin, tiled surround and a window.

Also, there is access to the loft which has great potential. Currently only used for storage, there is a window to the rear elevation.

Externally, there is off-road parking for two vehicles or one large vehicle at the front of the property. The rear gardens are exceptionally well-maintained and stocked. There is a seating area, established beds and borders and also a lawn garden with a timber shed adjoining the south elevation.

Important Vendors Notes:
We have been informed by the vendor that the roof was replaced approximately three years ago and also, the gas central heating boiler was upgraded approximately 18 months ago (from the date of this being published 3.10.23)

For those with pets , the gardens has also been securely fenced ensuring their safety

Tax Band C
EPC: D
EC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2214-8101-1751-1111-1211>

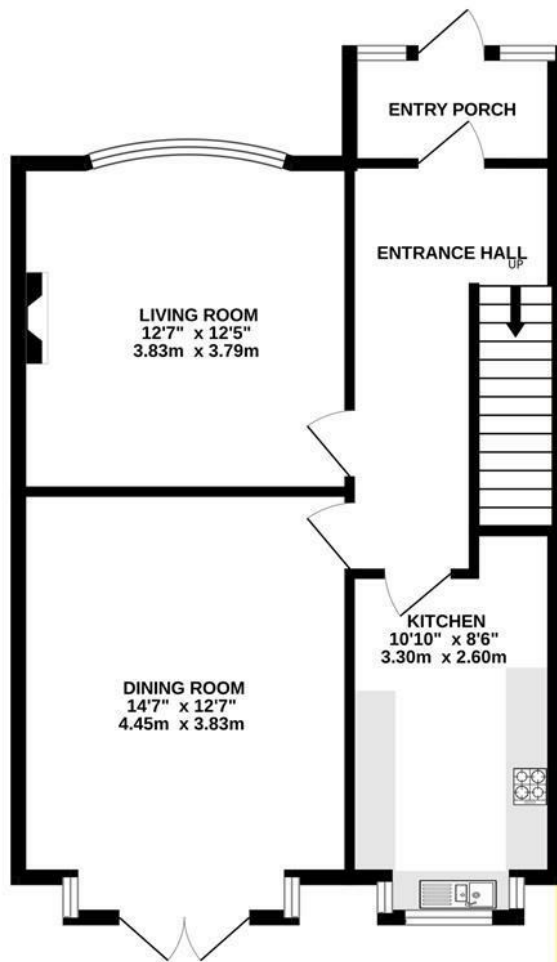
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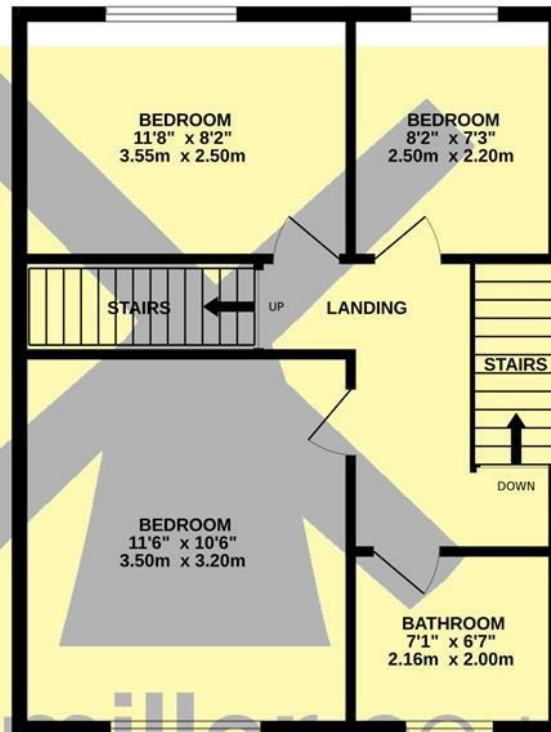




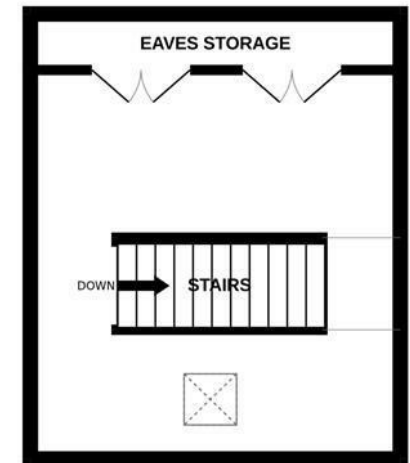
GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



2ND FLOOR
237 sq.ft. (22.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1391 sq.ft. (129.2 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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