



**Luke Miller & Associates**  
ESTATE AGENTS LETTINGS AGENTS FINANCE



**10 Westbourne Terrace, Thirsk, YO7 1QD**  
**Guide Price £285,000**

**This elegant home offers generous, well-presented accommodation with a blend of modern finishes and retained period detail. Homes of this standard, particularly in such a convenient location, are rarely available and viewing is strongly encouraged.**

- End Terrace
- Enclosed Garden
- Gas Central Heating

- Three Double Bedrooms
- Outbuilding
- Double Glazed Windows

- Two Reception Rooms
- Walking Distance to Town Centre

### **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**

Upon entering the property, the reception hall provides access to the sitting room, dining room, and stairs leading to the first-floor accommodation.

The sitting room, located at the front of the property, features a large bay window that allows plenty of natural light into the space. It also includes an open fireplace with a stone hearth and marble surround and is finished with coved ceilings.

The dining room, currently used as both a dining area and additional living space, is centered around a wood-burning stove. From here, you can access the kitchen at the rear of the property.

The kitchen is well-equipped with a range of base and wall units, a granite worktop with a recessed sink and mixer tap, an integrated 5-ring gas hob and electric oven, and space for additional appliances. A useful understairs storage cupboard is also accessible from the kitchen, which has an external door leading to the rear yard.

The first floor comprises two double bedrooms and a spacious house bathroom with a shower cubicle, bathtub, wash basin, and toilet. The main bedroom includes a decorative fireplace and a large window overlooking the garden. Adjacent to this room is a versatile space currently used as a walk-in wardrobe.

On the second floor is an additional double bedroom with eaves storage and two skylight windows, providing abundant natural light.

Externally, the property offers an enclosed

southwest-facing lawned garden at the front and a rear yard with access to a practical brick-built outbuilding.

Important Information:

Allocated parking is available by separate negotiation with the landowner on a monthly subscription.

Tenure: Freehold

Local Authority: North Yorkshire

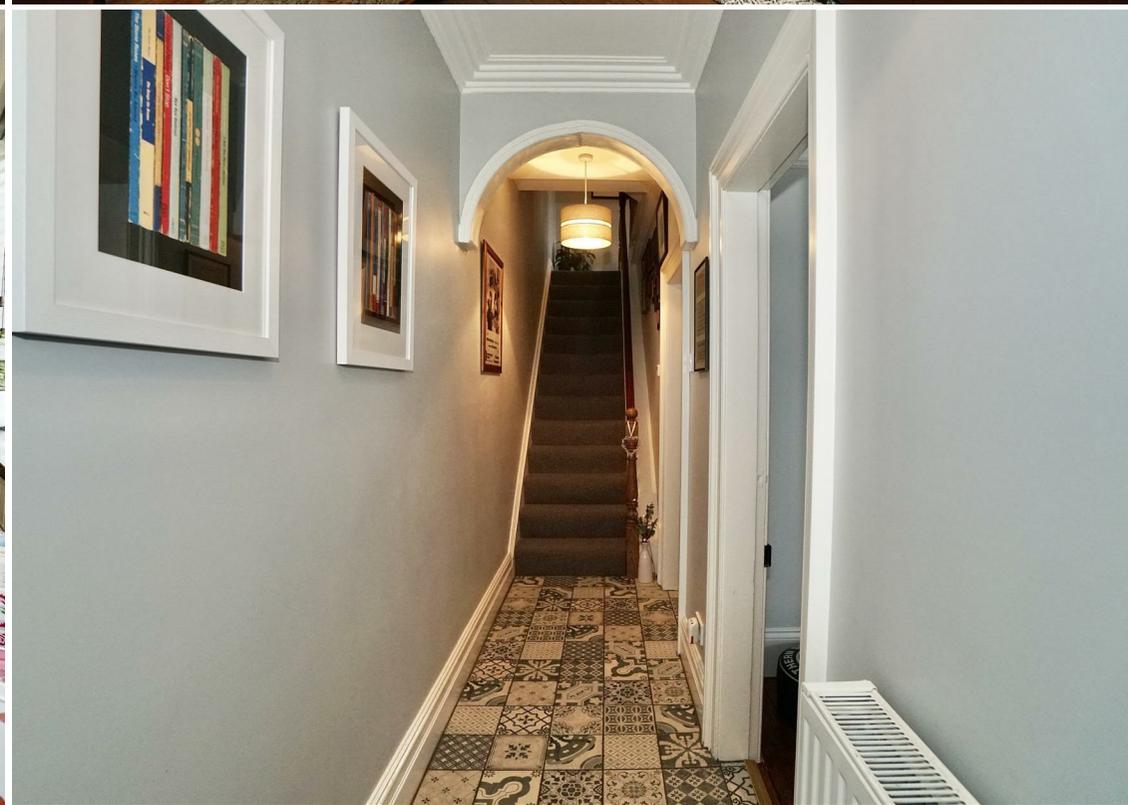
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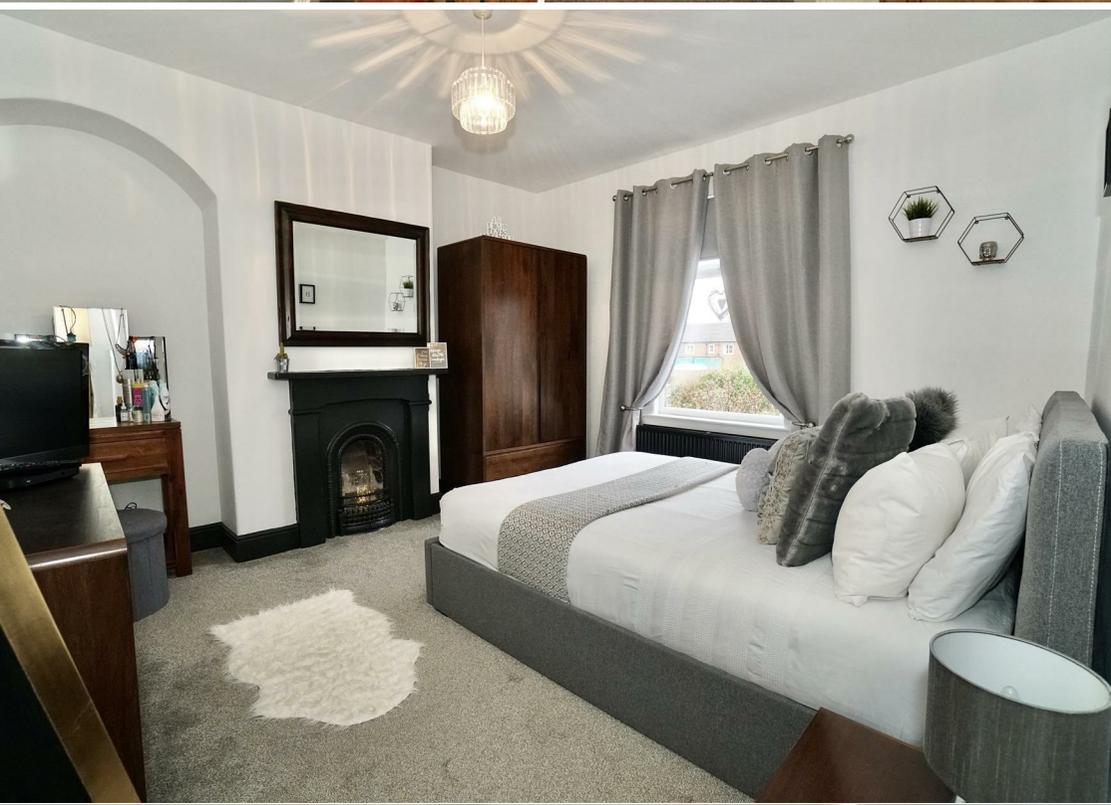
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### **Disclaimer**

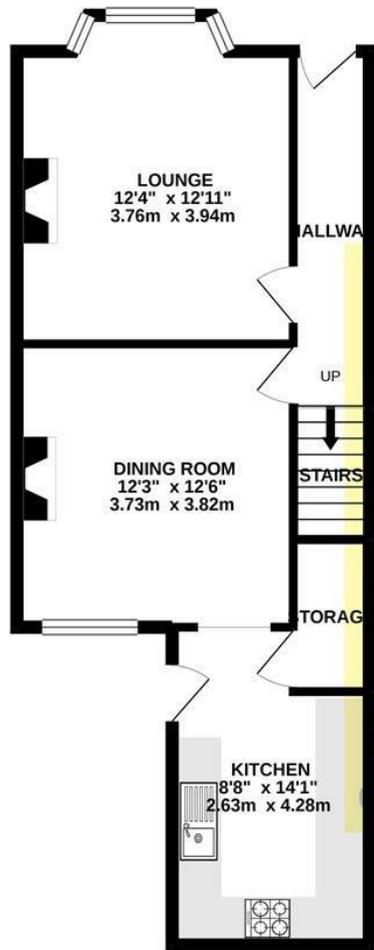
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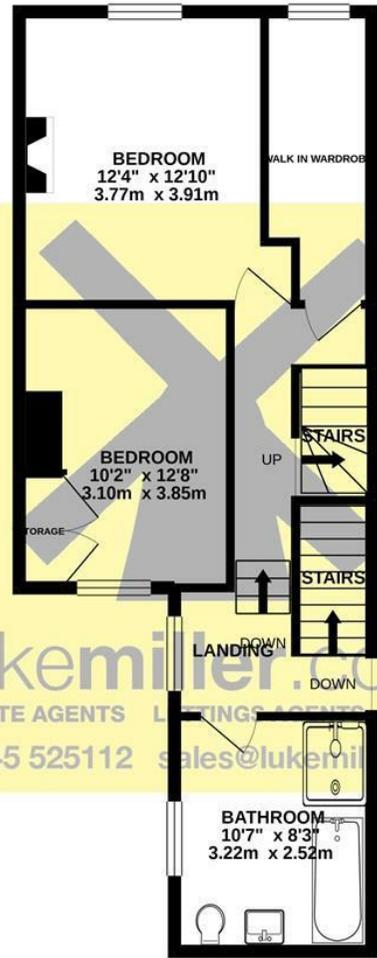




GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
531 sq.ft. (49.4 sq.m.) approx.



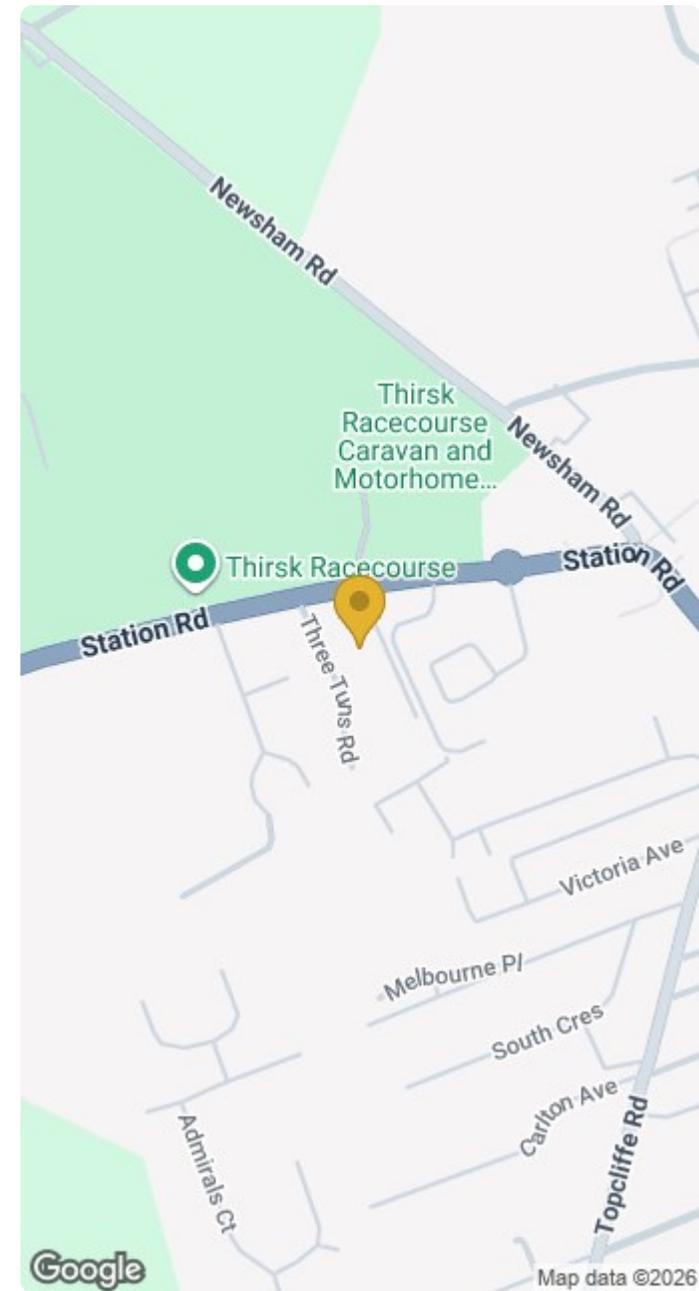
2ND FLOOR  
300 sq.ft. (27.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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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