



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



**45 Long Street, Thirsk, YO7 1AW**  
Price Guide £205,000



This two-bedroom terraced home sits within easy walking distance of Thirsk town centre and offers well-proportioned living space with a generous rear garden. The layout is practical, with a front living room and a dining kitchen opening directly onto the garden. Upstairs are two good bedrooms and a bathroom. Offered for sale with no onward chain, it will suit first-time buyers, downsizers, or investors.



**This two-bedroom terraced home sits within easy walking distance of Thirsk town centre and offers well-proportioned living space with a generous rear garden. The layout is practical, with a front living room and a dining kitchen opening directly onto the garden. Upstairs are two good bedrooms and a bathroom. Offered for sale with no onward chain, it will suit first-time buyers, downsizers, or investors.**

#### **The Property**

The property is entered into a living room positioned to the front elevation, offering a comfortable main reception space with room for seating and storage.

To the rear is a dining kitchen, fitted with a range of base and wall units, roll-top work surfaces, and a stainless steel sink with mixer tap. There is an integrated gas hob and electric oven, along with space and plumbing for additional appliances. The room provides space for a dining table and has a door giving direct access to the rear garden.

On the first floor are two well-proportioned bedrooms, both suitable for everyday furniture, along with a bathroom fitted with a bath and shower over, wash hand basin, and WC.

Outside, the rear garden is a real feature for a property of this type. It is larger than expected, mainly laid to lawn with a patio area ideal for seating, and includes a brick-built storage shed. The garden offers good outdoor space for everyday use, gardening, or entertaining.

The property is Freehold and falls under Hambleton District Council, Council Tax Band B.

EPC: <https://find-energy-certificate.service.gov.uk/energy-certificate/0788-1051-6299-7500-4204>

The property is Freehold

#### **Disclaimer**

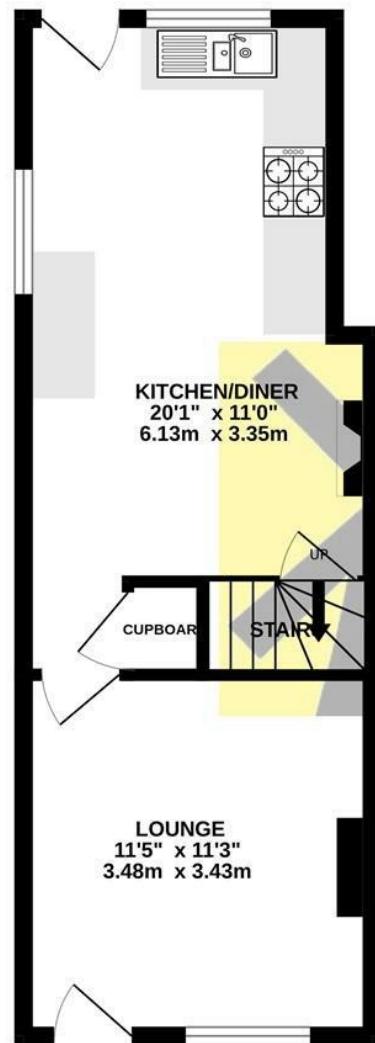
We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested 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.

The copyright and all other intellectual property rights on this site, including marketing materials, trademarks, service marks, trade names, text, graphics, code, files, and links, are owned by Luke Miller & Associates. All rights are reserved.

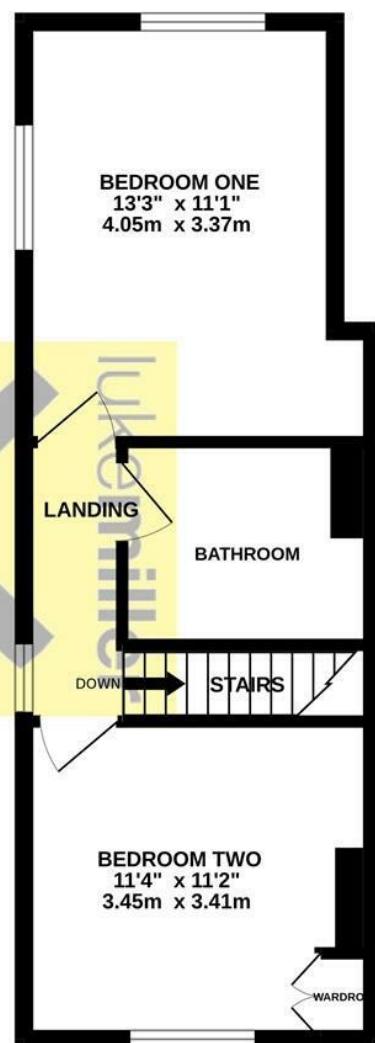




## GROUND FLOOR



## 1ST FLOOR



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.



Tel: 01845 525112 Email: [sales@lukemiller.co.uk](mailto:sales@lukemiller.co.uk) [www.lukemiller.co.uk](http://www.lukemiller.co.uk) 4 Finkle Street, Thirsk, North Yorkshire Y07 1DA