



21 Gallows Lane, Thirsk, YO7 1TX
Price Guide £298,750



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

A cul-de-sac position, flexible accommodation across three floors and an enclosed rear garden combine to create a practical family home within easy reach of the town centre and local amenities. With four bedrooms, a spacious dining kitchen, garage and parking, the property offers the space and versatility to suit a wide range of buyers.

- Cul-de-sac position within a popular residential development
- Ground floor study ideal for home working
- Four-bedroom townhouse arranged over three floors
- Enclosed rear garden with patio seating area
- Spacious dining kitchen with doors opening to the rear garden
- Single garage and extended driveway parking



The Property

On entering the property, the reception hall provides access to the dining kitchen, bedroom four/home office and cloakroom, whilst a staircase rises to the first-floor accommodation.

The dining kitchen is a particularly spacious room and is fitted with a comprehensive range of base and wall units, offering excellent storage and work surface space. There is plumbing for a washing machine and ample room for a family dining table. Double doors open directly onto the rear garden, making this an ideal day-to-day living space.

Positioned to the front elevation, bedroom four is currently used as a quiet study and workspace, providing a practical area for home working away from the main living accommodation. The room is versatile in its use and could equally serve as a playroom, hobby room or occasional guest bedroom. Completing the ground floor is the cloakroom, fitted with a white suite.

To the first floor, the landing leads to the living room, bedroom three and the house bathroom, with a further staircase rising to the second floor. The living room is a generous reception space with two windows overlooking the rear garden, providing good natural light throughout the day. Bedroom three is positioned to the front elevation. The bathroom comprises a panelled bath, WC and wash hand basin set on a pedestal with tiled surrounds.

The second floor is dedicated to two further double bedrooms. The principal bedroom overlooks the rear garden and benefits from direct access to the Jack and Jill shower room, fitted with a step-in shower cubicle, WC and wash hand basin set within a vanity unit. Bedroom two is another good-sized double room positioned to the front elevation and also enjoys access to the shower room.

Externally, there is a lawned frontage with a flagged pathway leading to the front door. The rear garden has been designed for ease of maintenance and includes a patio seating area, lawn and fenced boundaries.

For parking, there is a single garage with an up-and-over door together with driveway parking to the front for up to three smaller vehicles.

Important Information

The property is Freehold

Council: North Yorkshire

Tax Band: D

EPC:

EPC Link:

Disclaimer

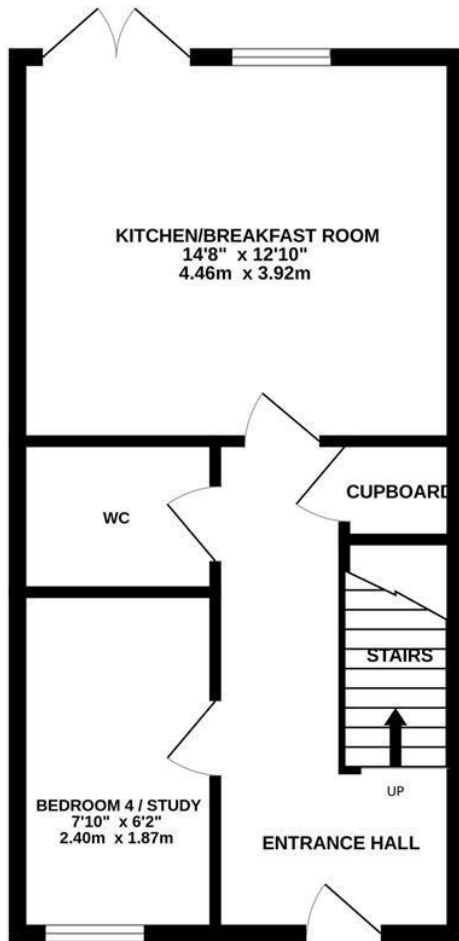
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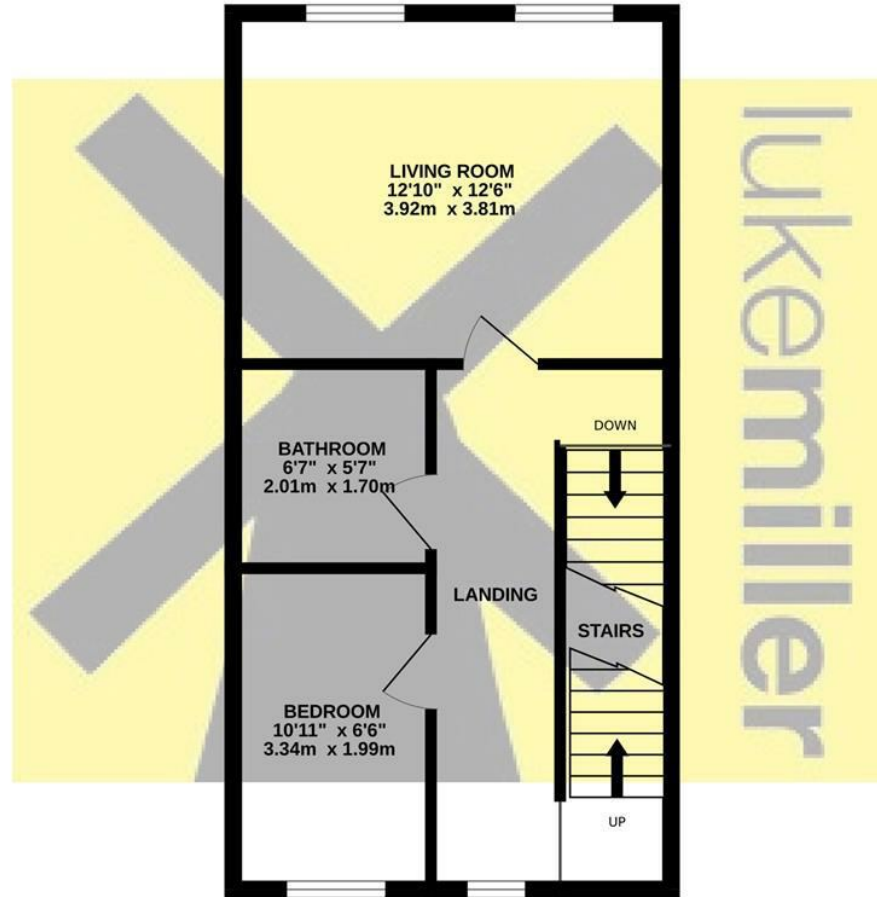




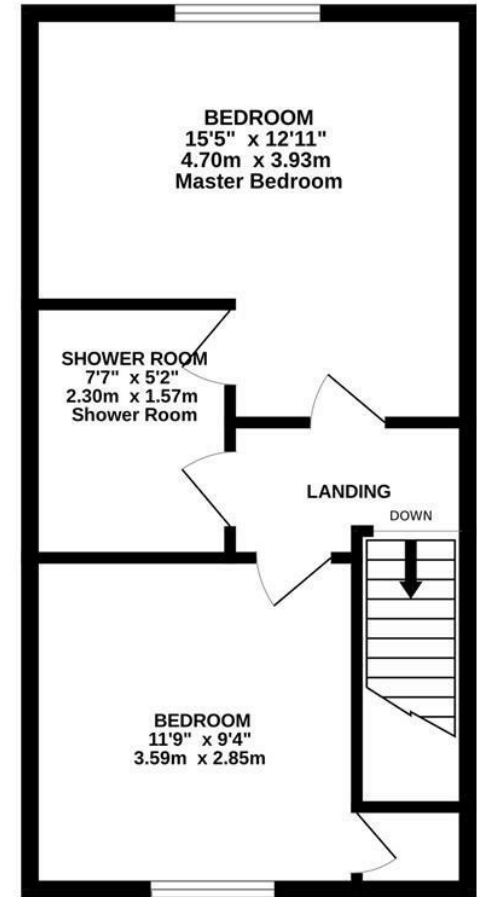
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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