

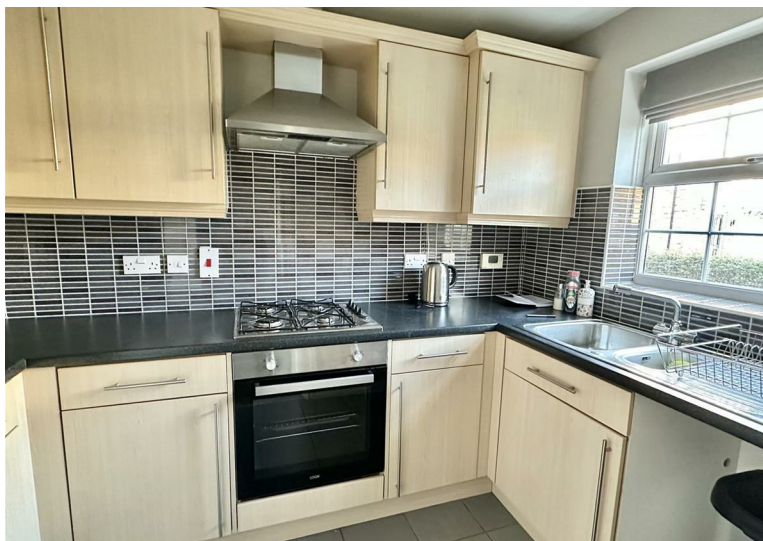


**5 Lochranza
Road, Thirsk, YO7 1GB
Price Guide £262,000**



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

A modern three-bedroom townhouse with a west-facing garden, garage and allocated parking, offered with no onward chain. Set over three floors, it includes a bright dining lounge with garden access, a well-fitted kitchen, two double bedrooms and bathroom on the first floor, and a generous top-floor main bedroom with en-suite. Located close to local amenities and ready to move into, it offers a practical layout and low-maintenance outdoor space.



The Property

The reception hall gives access to the dining lounge, kitchen, cloakroom and the staircase to the first floor. The dining lounge is a good size and comfortably takes a sofa set along with a dining table. A box bay with double doors opens onto the west-facing garden, bringing in plenty of natural light and giving direct access to the patio seating area.

The kitchen is fitted with modern wall and base units, roll-top work surfaces and integrated appliances laid out for practical day-to-day use. The ground floor also includes a cloakroom with a wash basin, WC and a window to the front.

On the first floor, the landing leads to two double bedrooms, the house bathroom and a further staircase to the top floor. The bathroom has a white suite with panelled bath, WC and wash basin with tiled surrounds.

The top floor is dedicated to the main bedroom. There is room for wardrobes and additional furniture, along with an en-suite shower room.

Outside, the south-facing rear garden has fenced boundaries, established beds that require little upkeep, a paved seating area and a path leading to the rear gate. Beyond this is the allocated parking space and single garage.

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/9435-0226-5500-0317-1206>

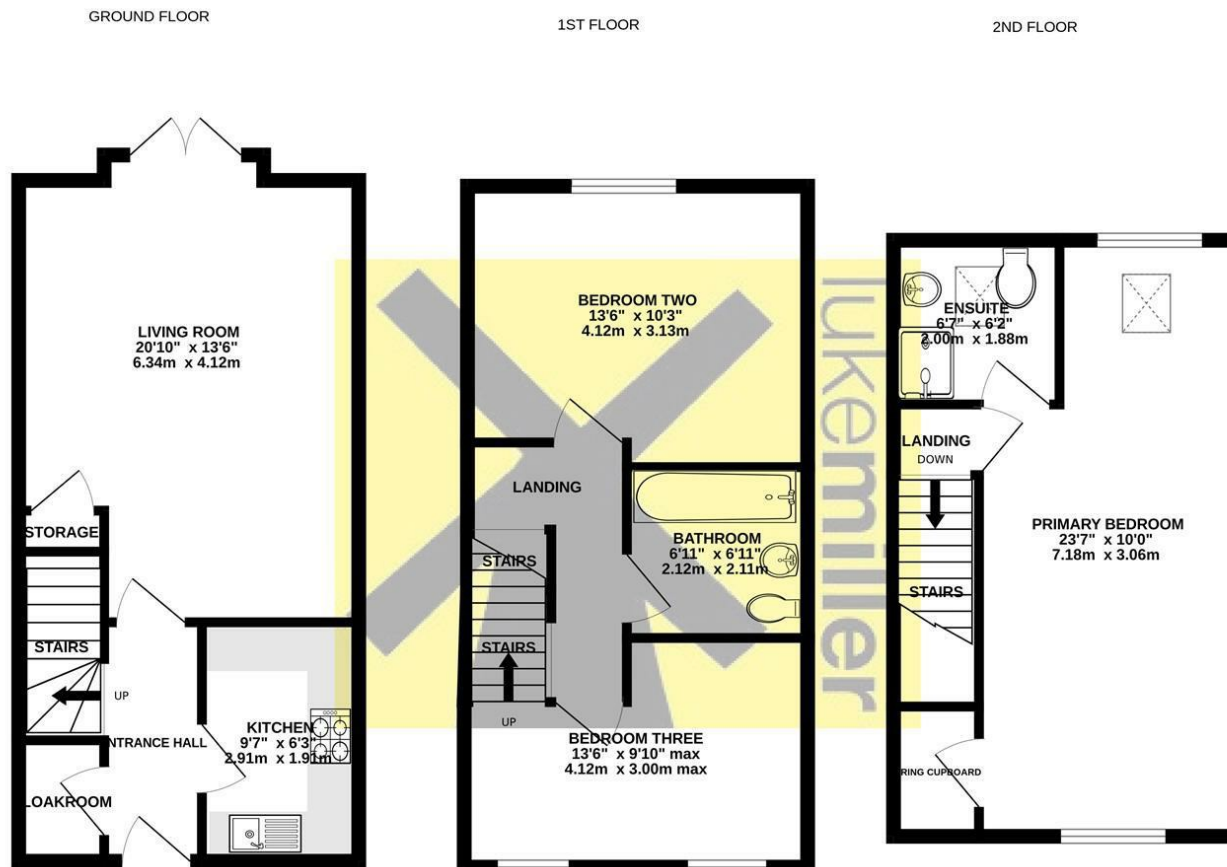
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