



23 Long Street,  
Thirsk, YO7 1AW  
Price Guide Price  
Guide £200,000



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



**A bright three-bedroom home close to the town centre, with two spacious reception rooms, utility and cloakroom. Upstairs has three bedrooms, a modern bathroom, and a private rear garden – ideal for families or those wishing to be closer to the town centre.**

- Spacious living areas: Bright living room with oak flooring, contemporary electric fire, and French doors to the dining kitchen.
- No Onward Chain
- Well-equipped kitchen: Ample storage, integrated appliances, and space for a dining table, with direct access to the garden.
- Flexible bedrooms: Two doubles with fitted wardrobes and a third ideal for a home office or hobby room.
- Private garden: Low-maintenance rear garden with patio and gravel area, easily converted to lawn for outdoor entertaining.



## **The Property**

On entering the property into the hallway, there is access to the spacious living room and the staircase to the first floor. The living room benefits from natural light through a large front-facing window, oak flooring, and a contemporary electric fire as a focal point. Double French doors open into the dining kitchen, creating a versatile space ideal for daily family life and entertaining. The kitchen is fitted with a range of base and wall units, ample work surfaces, integrated appliances, and space for a dining table, with a stable door leading directly to the private rear garden. A practical utility room and cloakroom complete the ground floor layout.

Upstairs, there are two double bedrooms, both with fitted wardrobes and large windows allowing plenty of light. The third bedroom is well-sized for a single bed and could be used as a home office, craft room, or hobby space. The modern shower room is accessed from the landing and features a large step-in shower, oversized wash hand basin set in a contemporary vanity with storage, WC, and a rear-facing window.

Externally, the rear garden is private and low-maintenance, offering an extended patio seating area and a generous gravel section that could easily be converted back to lawn. This outdoor space provides a peaceful setting for relaxation and outdoor entertaining.

The Property is Freehold

Council: North Yorkshire

Tax Band: B

EPC: D

EPC Link:<https://find-energy-certificate.service.gov.uk/energy-certificate/9886-3053-5208-8275-7204>

## **The market town of Thirsk**

Thirsk is ideally located for country pursuits and offers a racecourse, excellent golfing facilities, and various sports opportunities. Situated in 'Herriot Country' between the Yorkshire Dales and North York Moors National Parks, it provides a charming living environment.

The town's market square features a wide range of independent shops, restaurants, and cafes, adding to its appeal.

Thirsk has excellent road links to Harrogate (22 miles), York (21 miles), Leeds (30 miles), and Teesside (23 miles), as well as rail connections via the TransPennine Express and Grand Central, offering direct access to London Kings Cross in under 2½ hours. Airports at Durham Tees Valley (25 miles) and Leeds Bradford (35 miles) further enhance connectivity.

Thirsk has three primary schools and a secondary school, with well-regarded private schools, including Queen Mary's, Cundall Manor, Ampleforth, and Queen Ethelburga's, within a 20-mile radius.

## **Disclaimer**

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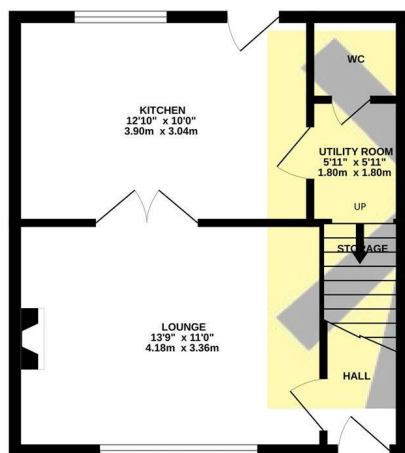




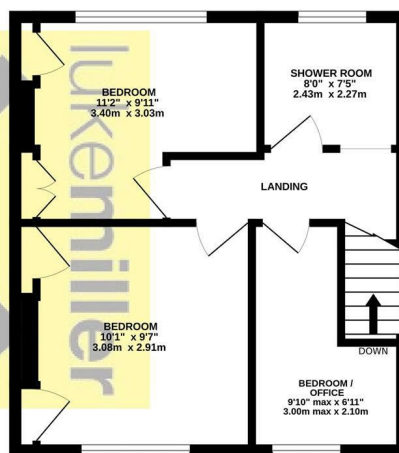




GROUND FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 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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