



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE



1 The Village Green, Thirsk, YO7 4HY
Price Guide £265,000

Occupying a position overlooking the village green, this well-proportioned family home offers a balanced layout across two floors, with practical living space suited to day-to-day family life. The property benefits from gardens, a garage, and a setting within a consistently sought-after village, with easy access to local amenities. Early viewing is strongly recommended to appreciate both the position and the space on offer.



The Property

On entry, the entrance hall provides access to the living room and staircase to the first floor. The living room sits to the front elevation, with a large window overlooking the garden and village green, allowing for good natural light throughout the day. A wood burning stove forms the focal point, with an opening through to the dining area and adjoining kitchen.

The kitchen is fitted with a modern range of base and wall units, offering good storage and practical worktop space, along with a range of integrated appliances. A window looks out to the rear garden. The dining area comfortably accommodates a family dining table and benefits from double doors opening directly onto the garden, making it well suited to both everyday use and when entertaining.

On the first floor, the landing provides access to the three bedrooms and also loft and an airing cupboard. The primary bedroom, to the front elevation, is a well-proportioned double bedroom with views over the green. There are two further bedrooms, one double and one single bedroom. The family bathroom is part tiled and fitted with a white suite, including a bath with shower and glazed screen over, completing the accommodation.

Externally, the front of the property is screened by a mature beech hedge, providing a good level of privacy from the green. A lawned garden sits behind, with a flagged pathway leading to the front door and continuing along the side of the property, through a gate, to the rear.

The rear garden enjoys a south-westerly aspect, making the most of the afternoon and evening sun. It is mainly laid to lawn, offering a straightforward and usable space for children or general outdoor use. In addition, the village green to the front is available for residents to enjoy.

Parking is provided via a single garage, with further space available directly in front of the garage for an additional vehicle.

The property is freehold

Council: Hambleton

Tax Band: C

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/9662-2805-7003-9708-3005>

Surrounding Area

Sinderby is a popular village which is located close to the market towns of Thirsk, Northallerton and the city of Ripon. There is a large village green and also a village hall which hosts a range of social activities, ensuring this is an active village in which to live.

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:

Trans Pennine 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.

Disclaimer

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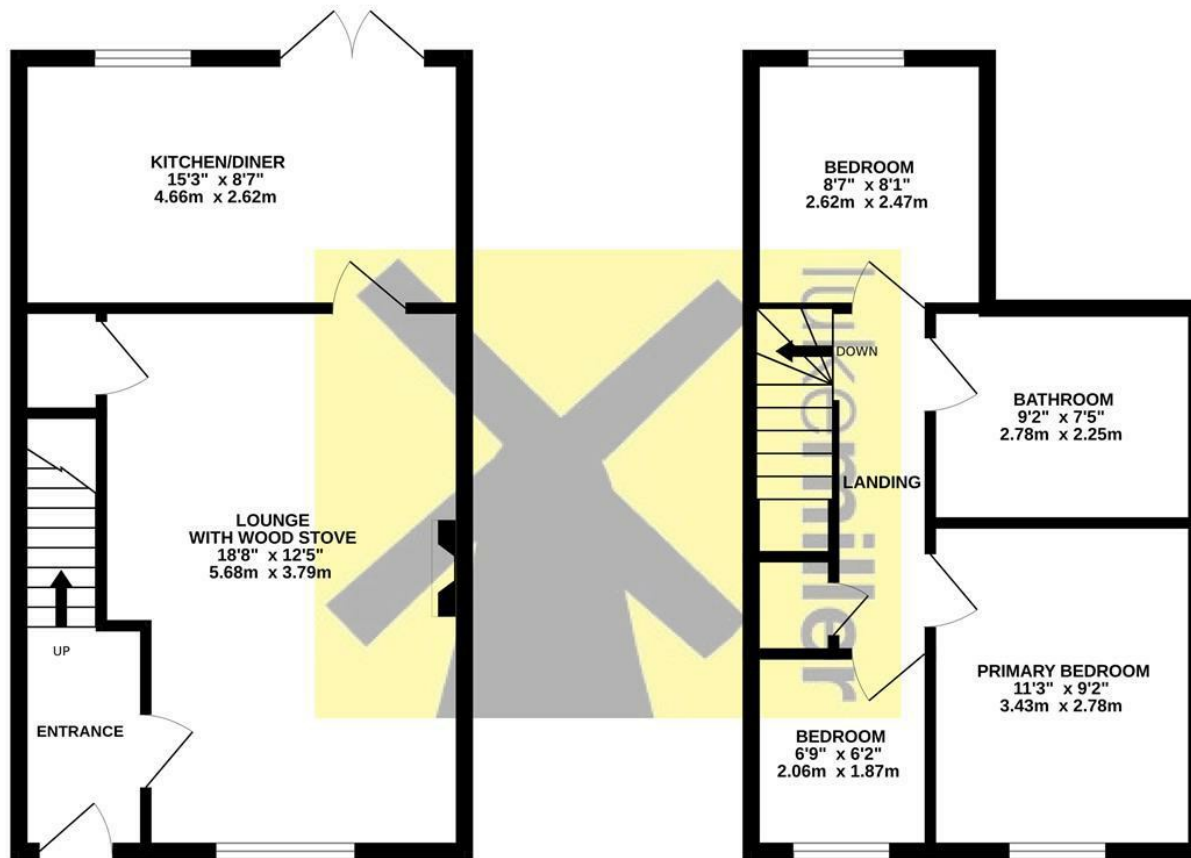
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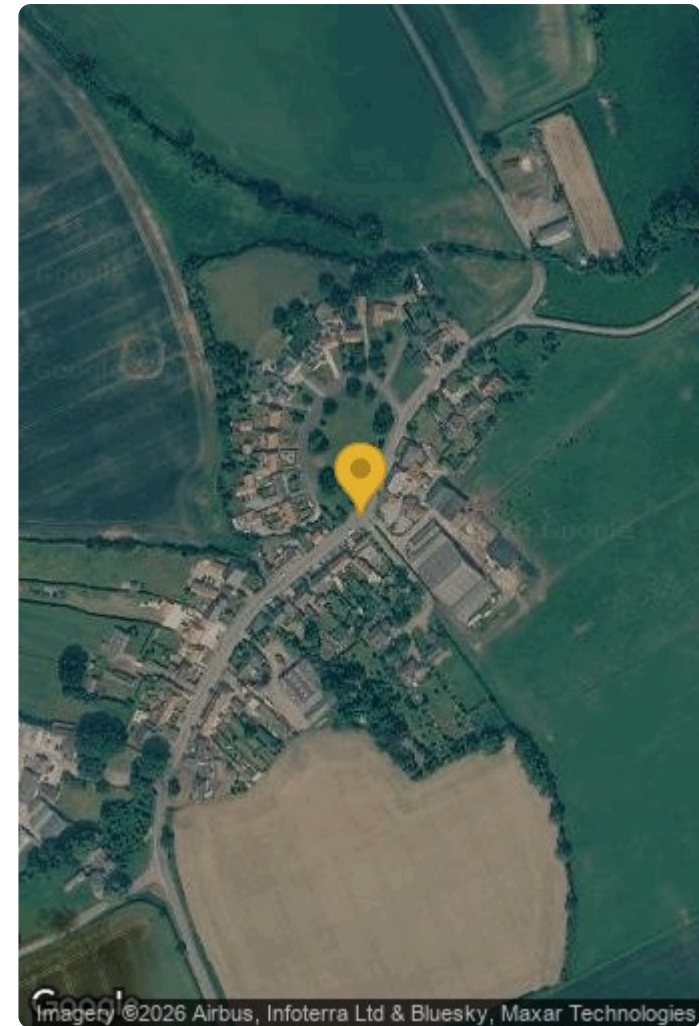
GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 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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