



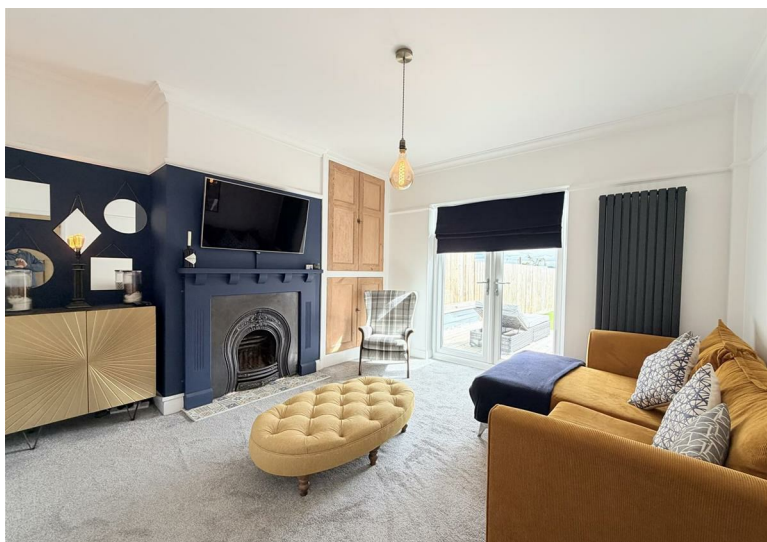
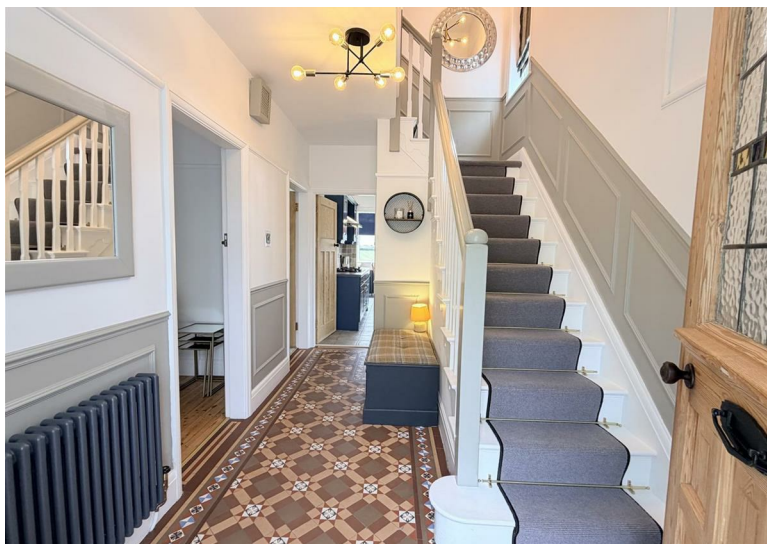
Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



57 Station Road, Thirsk, YO7 1QH
Price Guide £385,000

A beautifully restored post-war home combining generous, well-proportioned accommodation with high ceilings and carefully preserved original features. Arranged across two floors and presented to an exacting standard throughout, the property enjoys far-reaching views across open countryside to the rear and offers an increasingly rare opportunity to acquire a distinctive home of considerable character. Early viewing is advised for buyers in a position to proceed.



The property

On entering the property, the high ceilings give an immediate sense of space and light. The hallway provides access to the formal sitting room, rear living room and dining kitchen, with an attractive staircase rising to the first-floor accommodation.

The formal sitting room is positioned at the front of the house, where a bow window brings plenty of natural light into the room. An open fireplace provides the main focal point, complemented by the high ceiling and traditional picture rail.

The second reception room overlooks the rear garden and open fields beyond. Beautifully presented, it retains a further open fireplace and original fitted cupboards, adding useful storage while preserving the character of the room.

The dining kitchen is fitted with a comprehensive range of base and wall units, generous worktop space and a selection of appliances. There is room for a dining table and chairs beside the large rear window, which takes full advantage of the garden and countryside views. A door opens to the side of the house, while a thoughtfully designed utility cupboard keeps the laundry appliances separate from the main kitchen area.

On the first floor are two particularly generous double bedrooms. The principal bedroom features stripped wooden flooring, a decorative fireplace and a large bow window overlooking Thirsk Racecourse. The second double bedroom enjoys a south-facing outlook across the rear garden and adjoining open fields.

Bedroom three is a comfortable single room at the front of the property and could also serve as a home office. The accommodation is completed by a spacious bathroom fitted with a panelled bath and shower over, WC and wash hand basin, together with tiled surrounds and a window providing natural light.

Externally, a substantial driveway extends along the side of the house, providing off-road parking for several vehicles and access to the detached garage, which measures approximately 7.6 m x 3.1 m (24'11" x 10'2"). The large south-facing rear garden is mainly laid to lawn, offering considerable scope for planting, recreation and outdoor entertaining. Beyond the garage is a more private seating area, positioned to take advantage of the open outlook.

The property is freehold
Council: North Yorkshire

Tax Band: C

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/5300-4252-0022-8605-3663>

We are informed all maon services are available.

The Location – Station Road, Thirsk

Station Road leads out of Thirsk town centre towards the railway station, with the Market Place around a ten-minute walk away. Thirsk station provides regular services to York, Leeds, Manchester and Newcastle, together with direct trains to London King's Cross. Beyond the station lies Carlton Miniott, a well-established village with a primary academy, village shop and Post Office, public houses, village hall and playing field. The nearby A19 and A168 provide convenient access to the A1(M) and the wider motorway network.

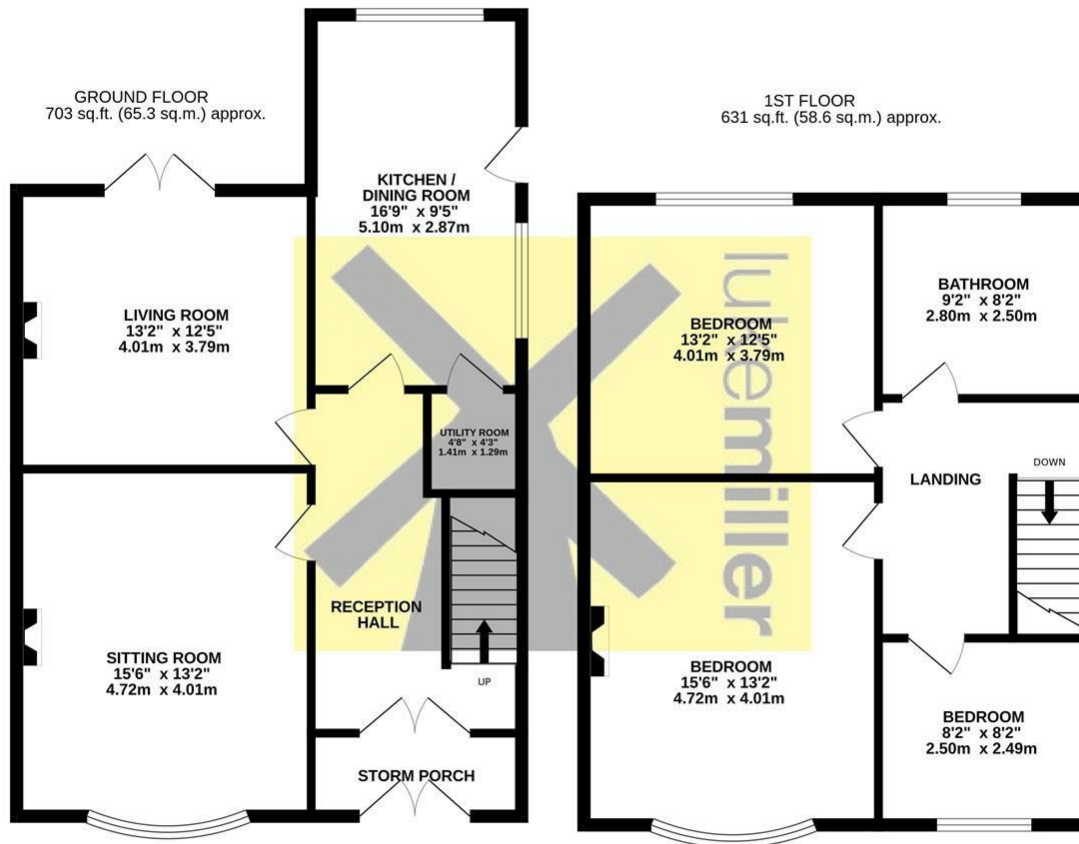
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TOTAL FLOOR AREA : 1334 sq.ft. (124.0 sq.m.) approx.

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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