



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



**St James Green
Thirsk
North Yorkshire
YO7 1AH**

A well-presented home close to the town centre, offered with no onward chain. Improved by the current owner and available due to relocation, the property offers more space than first appears. Viewings are recommended to appreciate the accommodation on offer. Please contact the office to arrange a viewing.

- No onward chain
- Short distance to the town centre
- Living room with space for a wood burning stove
- Two bedrooms with views over St James Green
- Modern fitted kitchen with dining space
- Communal garden area



The Property

On entering the property, a door opens into the living room, with a staircase rising to the first floor. The living room is well-proportioned and comfortable, with a large window to the front elevation providing good natural light throughout the day. There is also the option, subject to a purchaser's preference, to install a wood burning stove, with space already available to accommodate this.

Set to the rear of the property, the kitchen has been fitted with a modern and contemporary range of base and wall units, offering generous worktop space and a range of integrated appliances. Tiled splashbacks provide a practical finish, while there remains sufficient space for a dining table and chairs, allowing the room to function as a day-to-day dining area. A window overlooks the rear, and a door leads through to a rear hall where there is a useful understairs storage cupboard and access out to the garden.

To the first floor, the property offers two bedrooms, comprising a well-sized double and a single bedroom, both arranged to make the most of the available space. The principal bedroom benefits from an outlook over St James Green, which adds to the overall setting of the home.

The accommodation is completed by a bathroom fitted with a panel bath with shower over, WC and pedestal wash hand basin, complemented by tiled surrounds and a window to the rear elevation, providing both natural light and ventilation.

Externally, the property forms part of a small terrace, with the benefit of a communal garden area shared between neighbouring properties, offering an outdoor space without the maintenance of a private garden.

Important Information

The property is Freehold

Council: North Yorkshire

Tax Band: B

EPC: D

EPC Link:<https://find-energy-certificate.service.gov.uk/energy-certificate/2700-1595-0722-1303-3543>

Disclaimer

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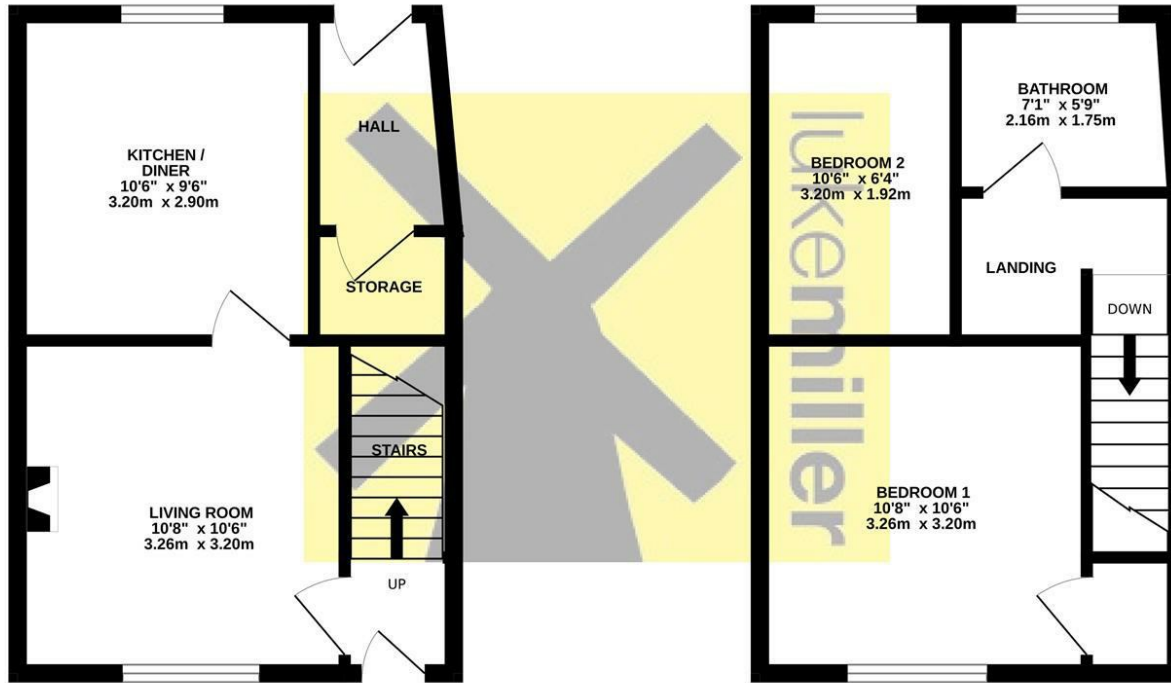
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GROUND FLOOR
293 sq.ft. (27.2 sq.m.) approx.

1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.4 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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