



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**81 Long Street, Thirsk, YO7 1AW**  
**Price Guide £230,000**

**This beautifully updated home will appeal to buyers seeking a property that is ready to move into, with well-balanced living space, a smart modern finish, and flexibility for family life or those wanting room to adapt around changing needs. The large gardens add further appeal and provide valuable outside space that is not always easy to find.**



- Move-in ready with a clean, modern finish throughout
- Useful pantry and additional storage throughout the home
- Flexible layout ideal for home working, guests, or growing families
- Landscaped garden with raised seating area and pergola
- Contemporary kitchen with breakfast bar and integrated appliances
- Character touches including exposed-style brick finishes and feature walls

## The Property

On entering, the sitting room is positioned to the front with a window allowing in good natural light, and offers scope for a focal fireplace or stove, subject to any necessary consents. An inner hall leads through the centre of the home, with stairs rising to the first floor.

Adjacent is a contemporary kitchen fitted with modern base and wall units, solid wood worktops, and a breakfast bar. The exposed brick-style finish has been introduced by the current owner to give a period feel, complemented by a range of integrated appliances. A useful pantry sits behind a sliding door, while a window and door open out to the shared access area and, in turn, the gardens.

On the first floor, the principal bedroom is well proportioned with a front-facing window and a panelled feature wall. The shower room has been updated to include a double walk-in shower, WC, and twin vessel sinks set within a vanity unit, with tiling and a rear window completing the space.

The second floor provides two further rooms, currently used as guest bedrooms, each with a Velux window and offering flexibility for a range of uses depending on requirements.

Externally, the gardens have been improved to create a raised seating area beneath a pergola, enjoying a pleasant outlook across the plot. There are also two brick-built outbuildings, likely originally used for fuel storage and general use, which remain useful for storage today.

## Important Information

The property is freehold

Council: Nort Yorkshire

Tax Band: B

EPC: <https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2640-3190-2722-3285>

EPC Link: D

## Disclaimer

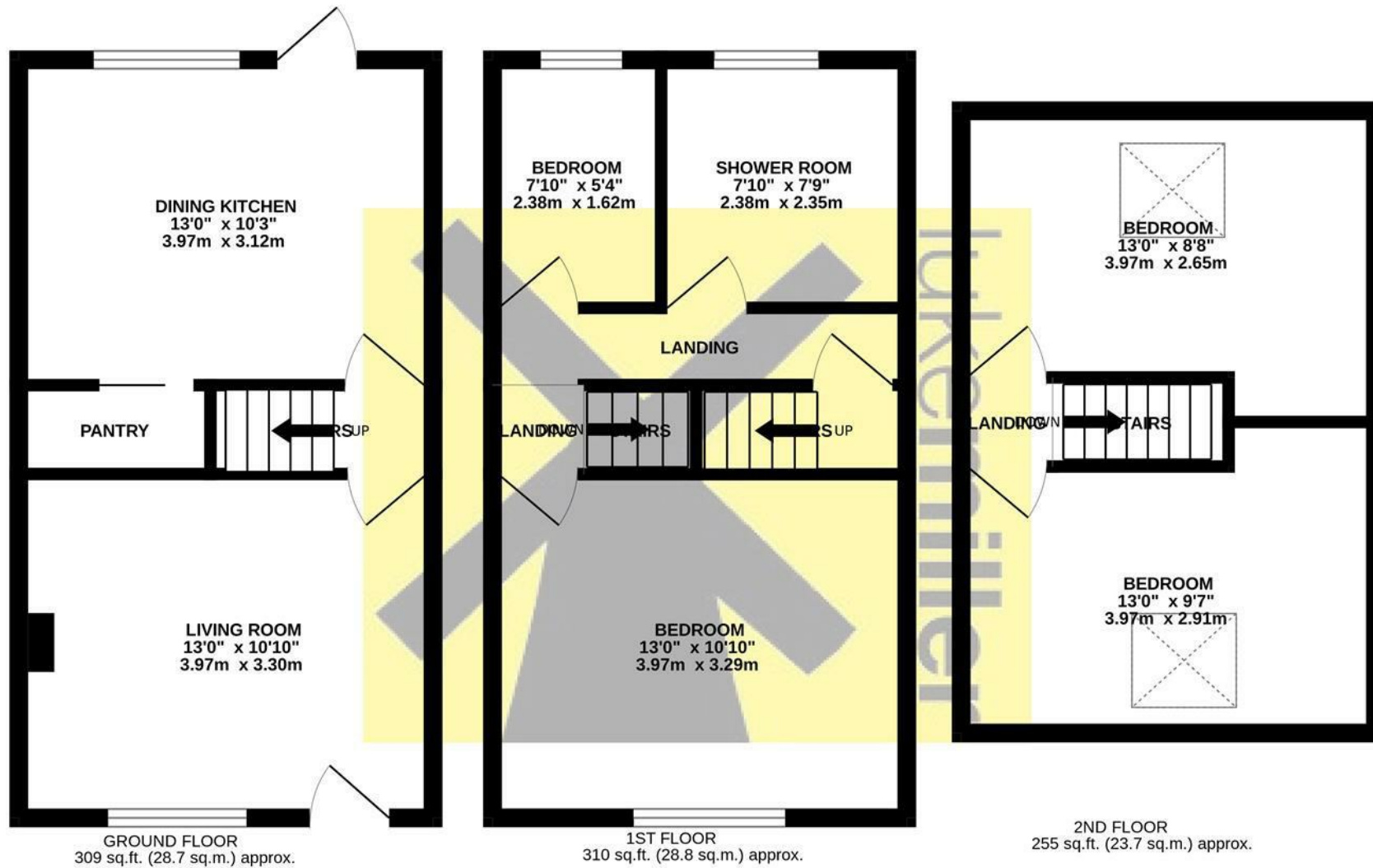
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**TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.**

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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