



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



45 Station Road, Thirsk, YO7 1QH
Price Guide £299,950

A substantial family home occupying an excellent position opposite the racecourse and enjoying south-facing gardens with open fields to the rear. Offered to the market with no onward chain, the property has remained in the same family for over 60 years and has been exceptionally well cared for throughout. Whilst it would benefit from some modernisation, it has been priced accordingly and offers spacious reception rooms, generously proportioned bedrooms, ample parking and a garage, making it an excellent opportunity to create a long-term family home in a highly regarded location close to the town centre, railway station and road network.



The property

The impressive reception hall immediately sets the tone for the accommodation, offering generous proportions and leading to the principal reception rooms, kitchen and staircase to the first floor.

Positioned to the front of the home, the living room is an excellent size and centres around an original open fireplace. A large bow window overlooks the front garden and Thirsk Racecourse, allowing plenty of natural light into the room. Adjacent is the formal dining room, another well-proportioned reception space featuring fitted storage cupboards and a second fireplace, offering scope for reinstatement if desired.

To the rear of the property is a superb garden room spanning almost the full width of the home. Currently utilised as a dining and seating area, this versatile space enjoys delightful south-facing views across the gardens and open fields beyond. Sliding patio doors provide direct access to the garden, while a further door leads to the side of the property. The room also connects to the kitchen, making it equally suited to everyday family life or entertaining.

The kitchen remains fully functional and offers a range of fitted units with work surfaces and space for appliances. Whilst it would benefit from updating, it provides an excellent footprint for buyers wishing to create a contemporary kitchen to suit their own tastes.

The first-floor landing gives access to three generously proportioned bedrooms, bathroom and separate WC. The principal bedroom is a particularly spacious double with a bow window enjoying an attractive outlook towards Thirsk Racecourse. Bedroom two is another large double, benefiting from fitted wardrobes and superb south-facing views over the rear gardens and open countryside. Bedroom three is a comfortable single overlooking the front elevation.

The bathroom comprises a panelled bath with shower over, pedestal wash hand basin, tiled surrounds and a window to the rear elevation. A separate cloakroom with WC sits adjacent, providing added practicality for family living.

Externally, the property is approached via a generous driveway providing ample off-street parking and leading to the detached garage. The front garden is laid primarily to lawn with established planting. To the rear, the south-facing gardens are a particular feature of the property, enjoying an excellent degree of privacy together with uninterrupted views across adjoining fields. Predominantly laid to lawn with mature borders and seating areas, the gardens provide an ideal space for families and those who simply enjoy spending time outdoors.

The property is Freehold.

Council Tax Band: C
Local Authority: North Yorkshire Council
EPC Rating: D
EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2855-2630-2826-6435>

Main services available.

Disclaimer

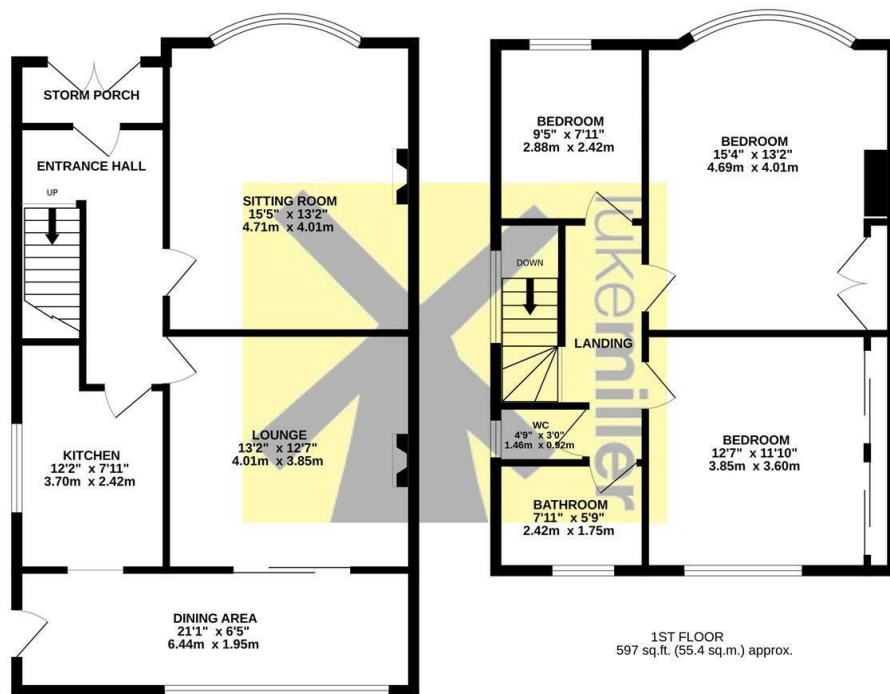
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- No onward chain with excellent scope to modernise and add value
 - Large reception hall, two generous reception rooms and a full-width garden room
 - Three spacious bedrooms with views over the racecourse and open countryside
 - South-facing rear gardens backing onto open fields
 - Detached garage, ample driveway parking and a highly regarded residential location
- Within easy reach of Thirsk town centre, railway station and major road links







GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.

TOTAL FLOOR AREA: 1319 sq.ft. (122.5 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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