Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE



Thirlmere Close,
Thirsk,
North Yorkshire
YO7 4LP
Offers Invited £310,000

Extended and well-presented family home Ground-floor principal bedroom with en-suite**Generous breakfast kitchen with separate utility**Two further large double bedrooms upstairs**Flexible additional bedroom or home office**Attractive gardens and ample driveway parking







The Property

On entry, the reception hall provides access to the majority of the ground floor, with stairs rising to the first floor. The living room sits to the front, centred around a decorative fireplace with timber surround and a large window bringing in good natural light. To the rear, the breakfast kitchen is fitted with an extensive range of base and wall units, offering excellent storage, generous worktop space, integrated appliances, and access through to a separate utility area. The dining room overlooks the garden and comfortably accommodates a family-sized table.

A key feature is the ground floor principal bedroom, a generous room with double doors opening onto the garden and a contemporary ensuite shower room with double walk-in shower, WC, and vanity storage. There is also a further bedroom or study and a separate WC completing the ground floor.

Upstairs are two large double bedrooms, both with built-in and eaves storage.

Externally, the gardens are well maintained, laid mainly to lawn with established borders, and the extended driveway provides ample off-road parking.

The property is freehold
Council: North Yorkshire
Tax Band: C
EPC:
EPC Link:

The village of Carlton Miniott

The village of Carlton Miniott has retained its individual character and provides a respected primary school, three local pubs and shop. The village is close to Thirsk which is ideally placed for those who enjoy country pursuits and together with a popular race course, 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

We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

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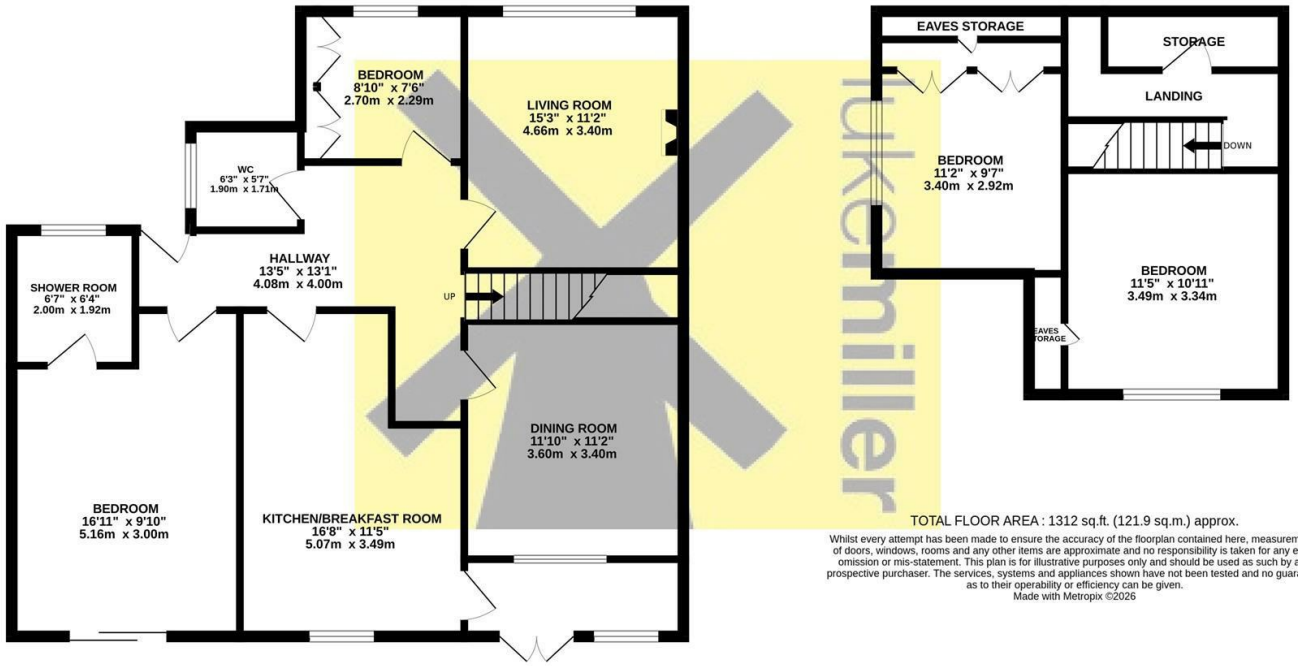






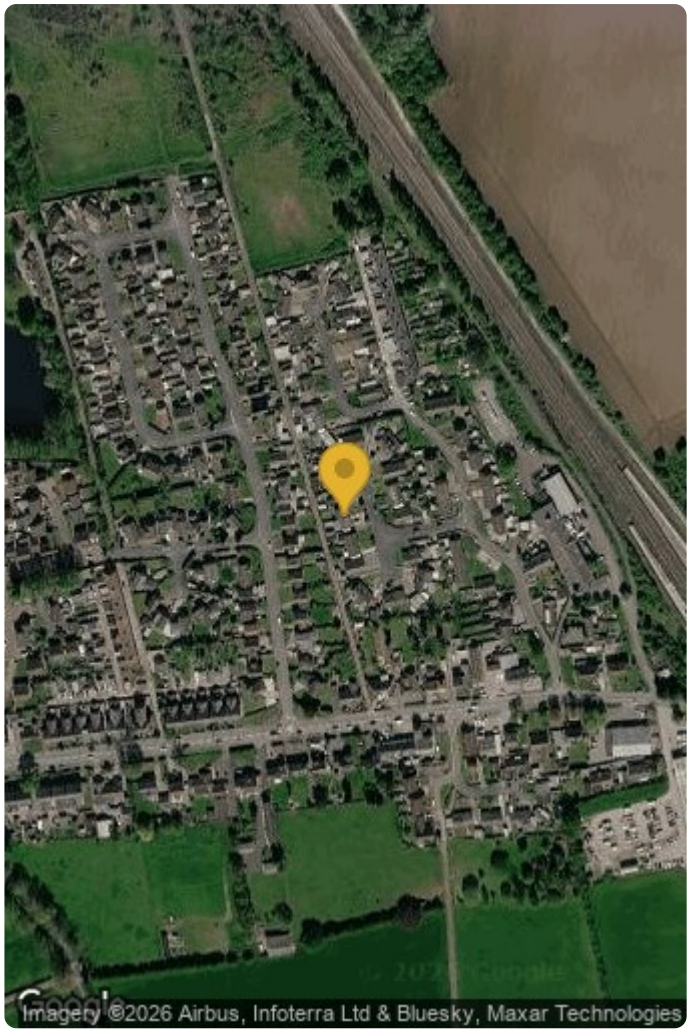
GROUND FLOOR
954 sq.ft. (88.7 sq.m.) approx.

1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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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