



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**76 St. James Green, Thirsk, YO7 1AJ**  
**Price Guide £189,500**

PAVING

Located on St James Green, this beautifully presented two-bedroom cottage is an excellent opportunity for first-time buyers looking to step onto the property ladder. Finished in a stylish, on-trend design with high-quality contemporary fixtures and fittings throughout, the property is ready to move straight into and enjoys a convenient location within easy reach of the town centre and its amenities.

- *Beautifully presented two-bedroom cottage overlooking St James Green.*
- *Enclosed, low-maintenance paved courtyard to the side and rear.*
- *Spacious open-plan living area with decorative wall panelling.*
- *Ideal first home within easy reach of the town centre and local amenities.*
- *Contemporary kitchen and modern bathroom finished to a high standard.*
- *NO ONWARD CHAIN*



**The property**

On entry, the property opens into a spacious open-plan living room with the kitchen positioned to one end, creating a practical and sociable living space. Finished with decorative wall panelling, the living area has ample space for both seating and dining furniture, together with a useful storage cupboard. Stairs rise directly to the first-floor accommodation.

The kitchen is fitted with a sleek, contemporary range of base and wall units incorporating work surfaces with space and plumbing for a selection of appliances. A further storage cupboard provides additional practicality, whilst a rear entrance hall gives access to the bathroom and the enclosed rear courtyard.

The bathroom is fitted with a modern white suite comprising a panelled bath with shower over, vanity wash hand basin and low-level W.C., complemented by contemporary tiling.

To the first floor are two well-proportioned bedrooms. The principal bedroom enjoys an attractive outlook over St James Green and also provides access to the loft space via a hatch.

Externally, the property benefits from an enclosed paved courtyard to the side and rear, providing a private, low-maintenance space for sitting out. Whilst there is no allocated parking with the property, and none is understood to be provided for the neighbouring homes within the terrace, the vendors have advised that they have not experienced any difficulty parking in the immediate vicinity during their ownership.

**Important Information**

The property is freehold

Council: North Yorkshire

Tax Band: A

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2538-2062-6287-5421-8984>

**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.

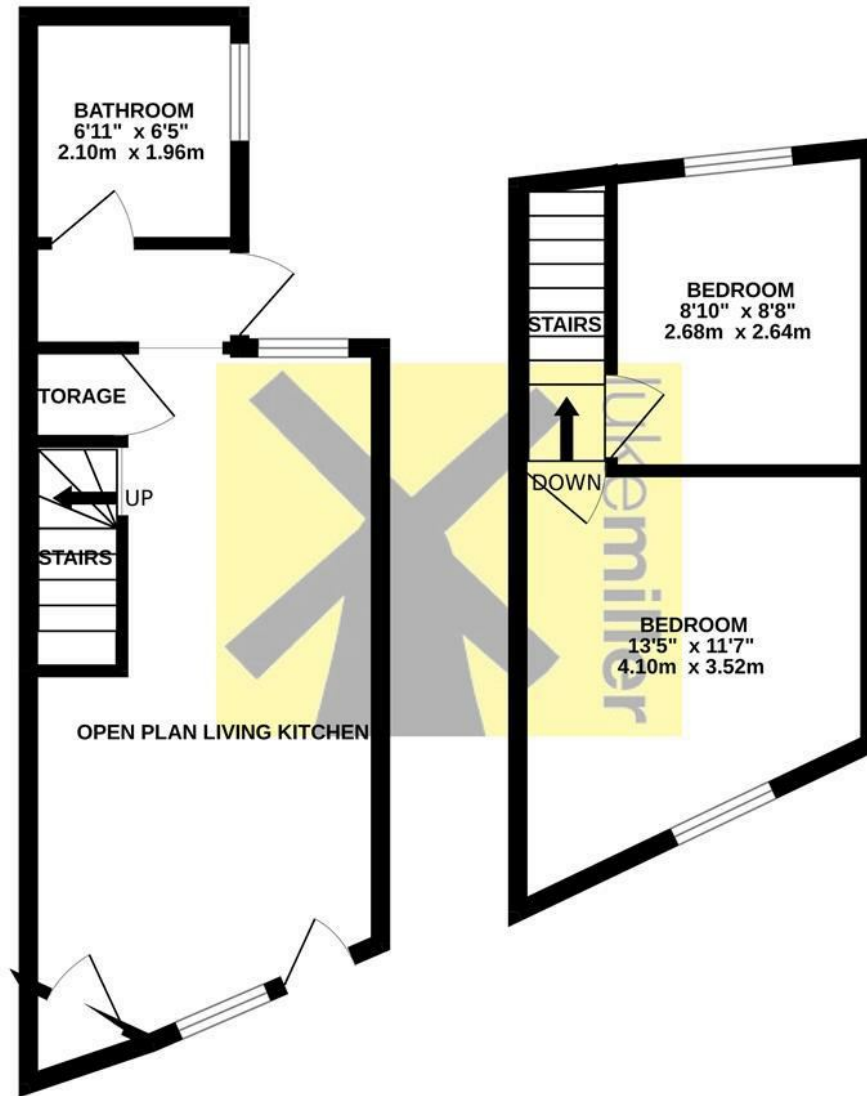
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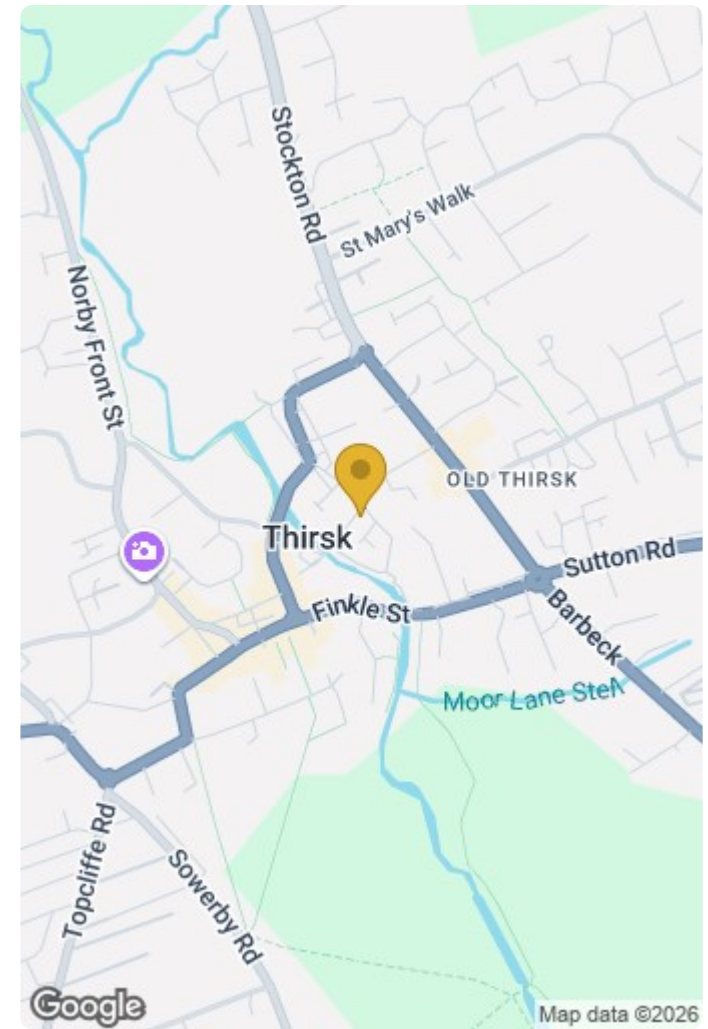
GROUND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.

1ST FLOOR  
216 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 499 sq.ft. (46.4 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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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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