



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



3 Hambleton View, Thirsk, YO7 1EQ
Guide Price £185,000

Clients that are seeking a family home with outstanding gardens should call the office in haste as this three bedroom home offers excellent living space and is priced accordingly due to elements of modernisation.



The market town of Thirsk

Thirsk is ideally placed for those who enjoy country pursuits and together with a popular racecourse, 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:

TransPennine 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.

Property Description

On entry to this home, there is a small reception hall which allows access to the living room, bathroom and also the kitchen. In addition, there is a staircase to the first floor accommodation.

The large living room has windows to both the front and rear elevation allowing ample natural light into the room. There is a decorative fire set in a contemporary surround and a storage cupboard .

The kitchen has a modern range of base and wall units, good work surface area and also space and plumbing for appliances, There is also a tiled splashbacks, stainless steel sink with a left hand drainer and a window and door to the large rear gardens.

Completing the ground is the bathroom which comprises panel bath, w.c, wash hand basin s=ink set on a pedestal, tiled surround and a window to the front elevation.

On the first floor, there are three bedrooms and access to the loft area via a hatch. There are two double bedrooms and also a single room.

Externally, to the front elevation, there is a shared footpath, with the adjoining home, that leads to the front door and also a shared passage way to the rear garden, With a lawn garden and hedge border, the front garden is easily maintained. The rear of the home offers quite a substantial garden which is laid to lawn. This may be ideal for families and would also easily support a home office / outbuilding (subject to any planning permissions / building regulations). In addition, there are also two very useful brick store rooms.

Please Note:

This home does not have a central heating system in place though there is gas to the property. The expense of instillation of a central heating system has been considered in the guide price.

The property is freehold

Council: North Yorkshire

Tax Band:

EPC: E

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2523-1540-8701-1177-7129>

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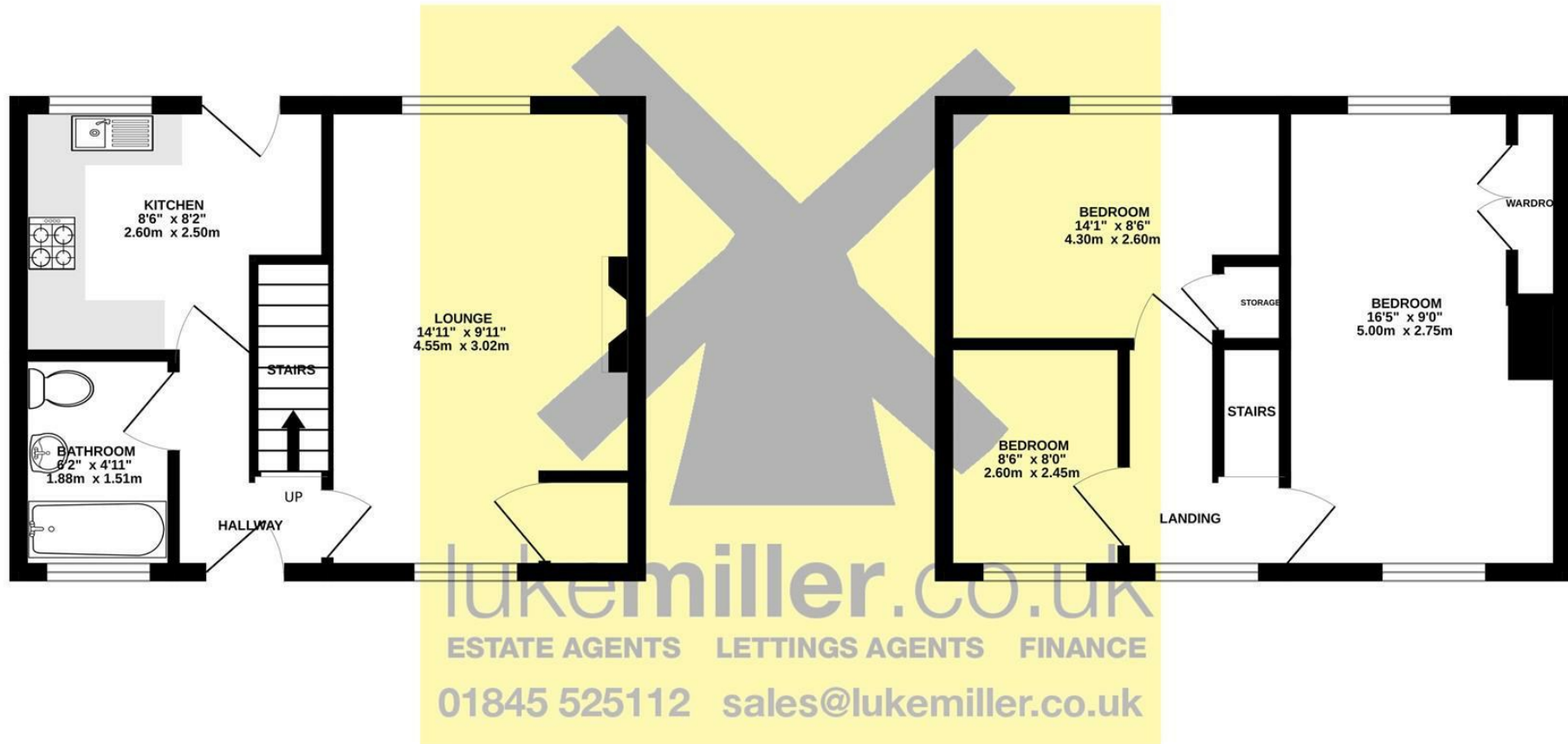
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GROUND FLOOR
293 sq.ft. (27.2 sq.m.) approx.

1ST FLOOR
292 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.4 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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