



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



Thirnslea, Thirsk, YO7 2LZ  
Guide Price £235,000



**A most delightful home that offers excellent living space and also large and easily maintained gardens. Set in a very popular village which is close to the market town of Thirsk, we highly recommend an internal visit as the internal space an not be appreciated from an external visit.**



### **The village of South Kilvington**

The active village of South Kilvington, boasts a popular primary school, respected Freehold public house, COE St Wilfred church and excellent access to the market towns of Thirsk and Northallerton. In addition, there is a wide range of sporting facilities available in the area with Thirsk & Northallerton Golf Club being less than one mile away.

### **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 the reception area, there is a door leading to the very spacious dining lounge, currently utilised as solely the lounge. With a large window to the front elevation with views towards the village green and church, the focal point,

is a free standing electric fire designed as a 'wood burner' which is set in a stone surround and oak mantle beam. Should a dining area be required then there is ample space for a dining suite and also free standing furniture.

The breakfast kitchen is well designed and offers excellent storage and work surface area. Furthermore, there are fitted appliances, window to the side elevation and also a door to the utility room. To the front elevation of the kitchen, there is an area for a table and chairs with a large window overlooking the front gardens.

Beyond the kitchen is a useful room ideal for a separate utility and has the necessary plumbing. There is also access to the side of the property through a double glazed door. The gas central heating boiler is located here.

Ideally positioned to the rear of the property, the two double bedrooms are quite spacious and both have large windows overlooking the gardens. Completing this home is the bathroom which comprises panel bath with shower, w.c , wash hand basin sink set on a vanity, tiled surround, window and airing cupboard and linen store

Externally, the front gardens are beautifully managed and have a lawn area and established beds and flowering borders. The drive, shared access with the adjoining bungalow, easily accommodates two vehicles and access to the single garage.

There is also a foot path to the side which leads to the rear gardens which have been adapted by the current vendor for a ease and little requirement for maintenance. With flagged walkways and seating areas, there has also been the addition of steps and handrail. With areas designed for potted plants and shrubs, there is further designated areas which have neatly been gravelled. This may easily be reverted back to more traditional garden. by the purchasers.

The property:

Freehold  
Council: North Yorkshire  
Tax Band: C  
EPC: D

E P C L i n k : <https://find-energy-certificate.service.gov.uk/energy-certificate/2805-3966-7701-1539-4125>

### **Additional Comments**

This village has seen continual popularity due to many factors which include the well respected primary school, excellent free house and restaurant, access to the motorway networks, proximity to Thirsk and also easy access to the North York Moors and open space.

Thirsk may be accessed via foot in about thirty minutes and has a continued footpath which borders open fields.

The road running through the village will have higher levels of traffic at peak times though on an evening becomes very quiet, should this be a concern for those coming into the area.

Luke Miller & Associates highly recommend viewing this home as the internal space can not be assessed from an external visit.

### **Disclaimer**

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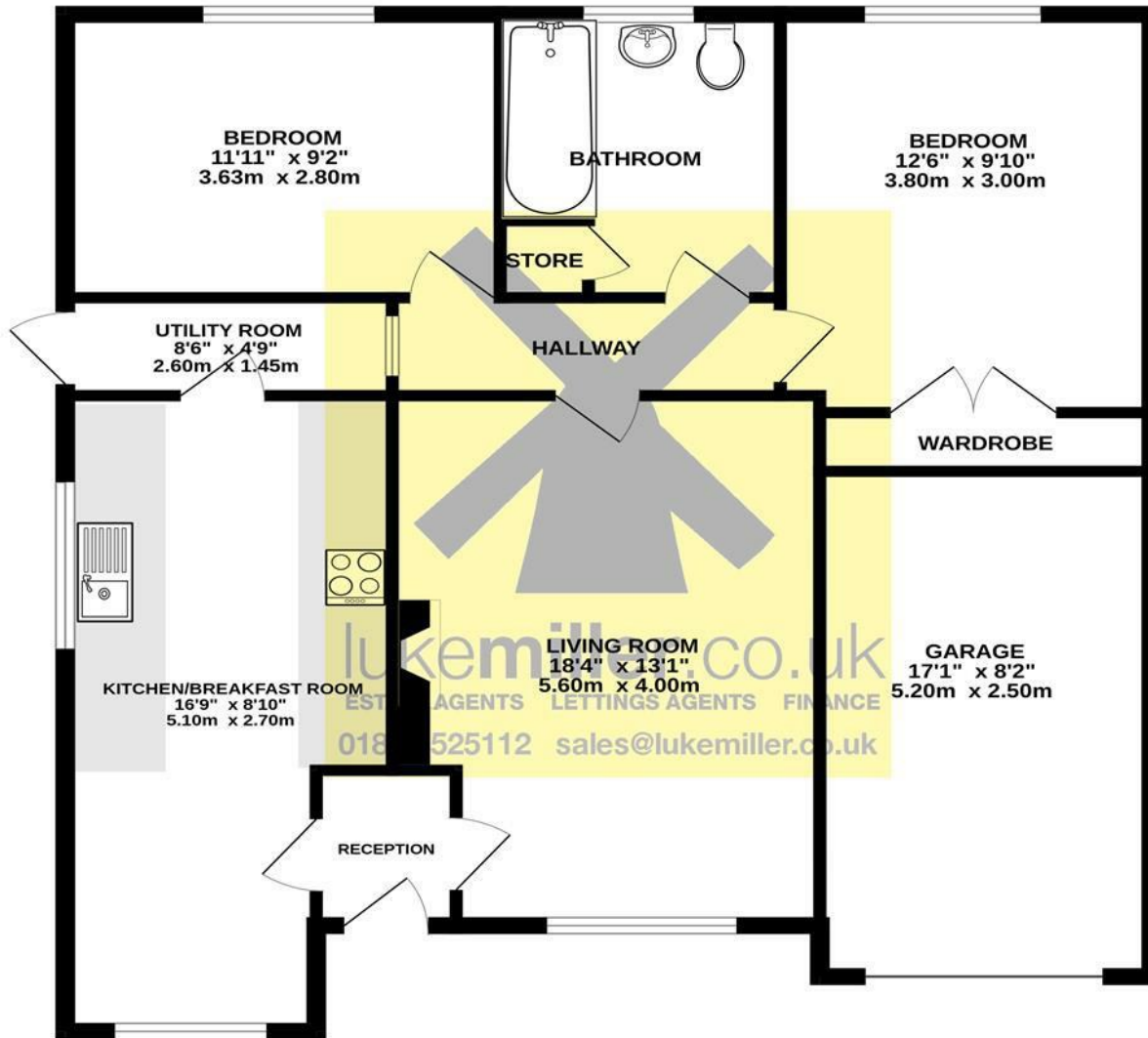








# GROUND FLOOR



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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Tel: 01845 525112 Email: [sales@lukemiller.co.uk](mailto:sales@lukemiller.co.uk) [www.lukemiller.co.uk](http://www.lukemiller.co.uk) 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA