



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



1 The Close, Thirsk, YO7 1JA
Guide Price £265,000

A delightfully spacious detached bungalow set close to the two centre has become available to the open market for sale. With excellent living space, private gardens and garage, we are seeking clients that can proceed quickly. Due to the location of this home, we would recommend clients to call the office for viewings as quickly as possible.



Property Description

Clients looking at this home will note that there are aspects of modernisation required. On a conducted viewing, these points will be illustrated and may include: refurbishment of kitchen and bathroom, redecoration including floor coverings and upgrades to electric and heating. We bring this to the forefront for complete transparency and also to inform you that the property is priced accordingly to illustrate these work.

On entry to the vestibule there are doors to both the living room and also breakfast kitchen. With each of these two rooms, to the front elevation of the home, offering views over the quiet close. The living room is a very generous size and has an electric decorative fire with tiled inset as the main focal point. Thought to be originally an open fire, this may be perfect for those wishing to install a wood burner. To the rear of this room there is also a door which leads to the internal central hall which has the benefit of both a double and single storage / linen store.

The breakfast kitchen is fitted with base and wall units and although functional, the vendor does appreciate that this would benefit from an upgrade. The new design of a kitchen would capitalise on space and also breakfast area where currently, there is ample space for a table and set of chairs. With the large window to the front elevation, there is also a further window and door to the side. The kitchen has fitted base and wall units and also a large work surface area. There is also a door to the front vestibule.

From the inner hall, the two double bedrooms are to the rear of this property with windows overlooking the gardens. However, the main bedroom has been extended allowing both further floor space but the addition of a door provides direct access to the gardens. The main bedroom also has fitted wardrobes.

Completing the home is the bathroom where it is appreciated that buyers may wish to modernise this though currently functional. There is a panel bath, w.c., wash hand basin sink, tiled surround and also a window.

Externally, the large driveway leads to the garage and also benefits from a carport. The drive will easily accommodate

three vehicles. The single garage may also be ideal for a workshop is required. The gardens are designed for ease and require little maintenance. The front garden has a decorative lawn with flowering beds and borders whilst the rear gardens have been hard landscaped making this south facing garden ideal for potted plants and eating areas.

PLEASE NOTE:

Based on the works noted and illustrated during a conducted viewing, the guide price is respectful of this.

The property is Freehold
Council: North Yorkshire
Tax Band:?
EPC:
EPC Link:

The village of Sowerby

The village of Sowerby links with Thirsk, but retains its own identity and is set in the heart of 'Herriot Country', the gateway to the Yorkshire Dales National Park to the west and the North Yorkshire Moors National Park to the east. Thirsk is also the Darrowby of the late 'James Herriot' (Alf Wight), famous vet and author.

On Front Street, which is the main road through the village, an avenue lined with trees, is an old timbered house and the historical village church, and over Cod Beck at the southern end is an old packhorse bridge.

Local facilities include a reputable public house and a nursing home. There are several schools in Sowerby -Thirsk School on Topcliffe Road, and also a primary school. The village is within easy access of the A1, A19/A168 for commuting both north to Teesside and south to York.

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.

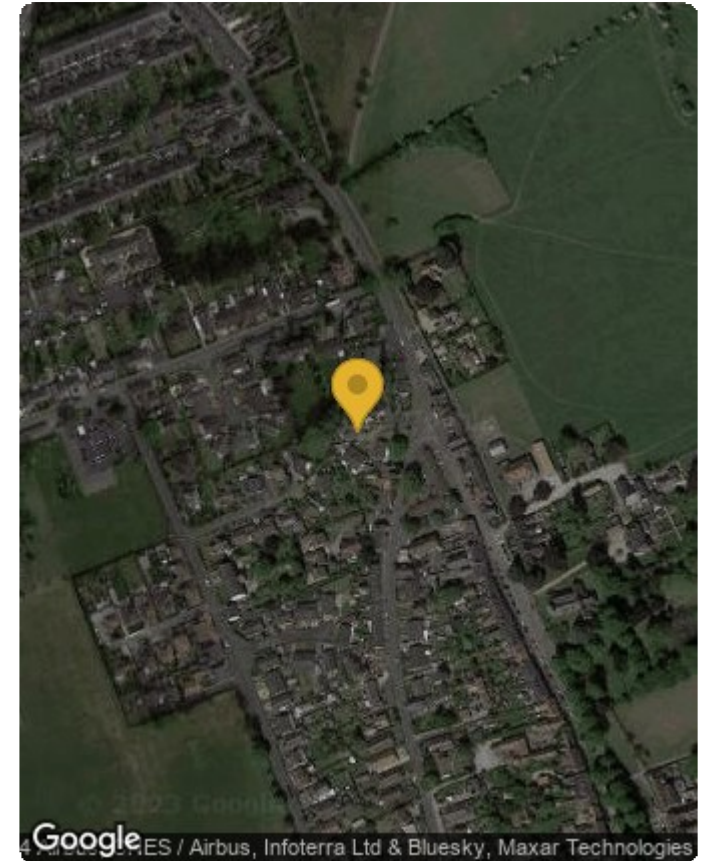
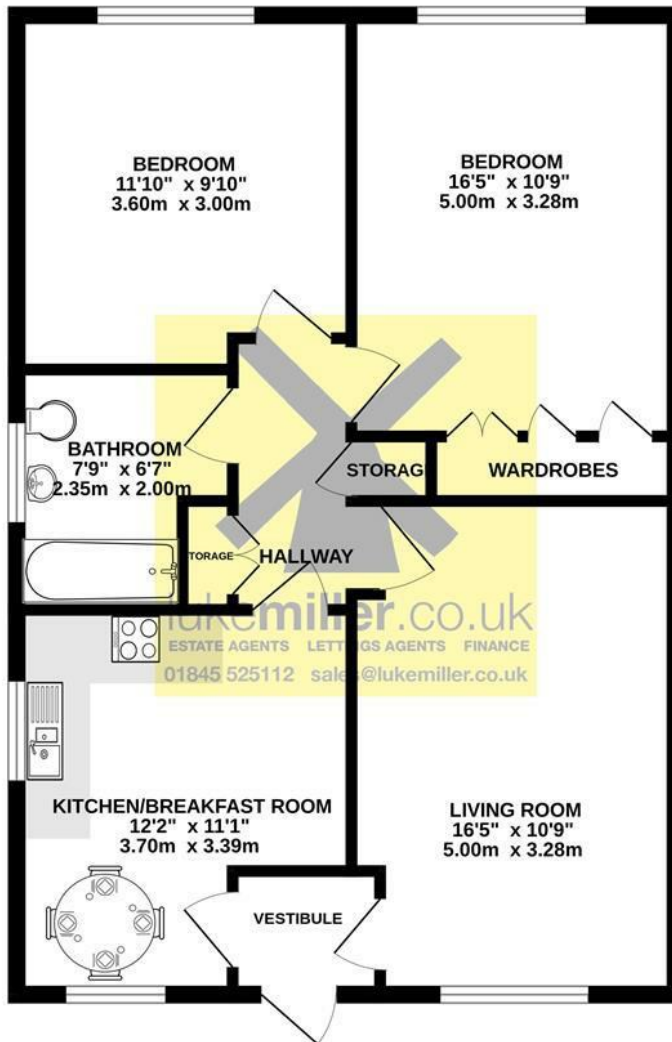
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GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.2 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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