



**Luke Miller & Associates**

**ESTATE AGENTS LETTINGS AGENTS FINANCE**

**4 Yew Tree Way, Thirsk, North Yorkshire, YO7 3FP  
Guide Price £400,000**



A beautifully presented home that has had numerous upgrades throughout, contemporary design, excellent standard of decoration throughout and professionally landscaped gardens. This home will appeal to those looking to acquire a property that is ready to move into as the vendors have indicated that they are looking for a quick sale due to a work relocation.



## 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.

## The Property

On entry to the home, the large hallway leads to the spacious living room and sitting room which are to the front elevation whilst the dining kitchen is placed to the rear of the home. Also accessed from the hallway is the cloakroom/ utility room and a staircase to the first-floor accommodation.

This large living room has a bay window to the front elevation and will easily accommodate a large four or five-piece suite. Furthermore, there is ample space for the installation of a multi-fuel stove if required (STP)\* This house model also boasts a sitting room which may serve as an office/craft room is required.

The large dining kitchen is the hub of the home with double doors leading to the garden when entertaining. The kitchen has been fitted with a contemporary and upgraded range of base and wall units with a host of fitted appliances and excellent work surface area.

The designated dining area will allow a large dining table and chairs and, should the purchaser wish, the installation of an island or breakfast bar would not significantly impact the floor space.

Completing the ground floor is the utility/cloak room which has a w.c, wash hand basin sink, plumbing and also space for a washing machine. With a worksurface area which has a ceramic sink and also ample worksurface-level electrical sockets.

On the first floor, there are four double bedrooms with the primary bedroom having a modern en suite shower room. The vendors utilise one of the bedrooms for a dressing room which does have integrated wardrobes..

The family bathroom is centrally located on the landing and has a modern white suite comprising bath with a thermostatic shower over, wash hand basin sink set on a pedestal, w.c, tiled surround and also a window.

Externally the front, the pleasant garden area has a manageable variety of herbaceous shrubs and flowering plants. The driveway allows off-road parking for two cars and also a garage with an up-and-over entry door. The garage also benefits from power and light. The vendors have also installed a personnel I side door to the gar rear dens. To the front elevation of the home, there is also allocated parking for one further vehicle.

To the rear elevation of the home, the current vendors have had the foresight to have a professional landscape gardener design and plant a large number of beds and borders which, when mature will give a beautiful seasonal outlook. Furthermore, this may be enjoyed from the large Indian stone patio areas. There are also further areas of the garden that offer an ideal area for the keen gardener wishing to have a productive fruit and vegetable area or indeed children's play area as this is slightly out of site from the patio area. The borders are marked by painted fencing and with the possible addition of a discreet hot tub ( by negotiation) this is a fantastic garden in design and also layout.

The property is freehold

Council: North Yorkshire

Tax Band: E

EPC: B

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/9460-3811-7998-9628-9861>

(STP)\* Subject to planning or any local council permissions

## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. The copyright and all other intellectual property rights in this Site and marketing material ( trade marks, service marks, trading names, text, graphics, code, files and links) belong to Luke Miller & Associates. All rights are reserved.



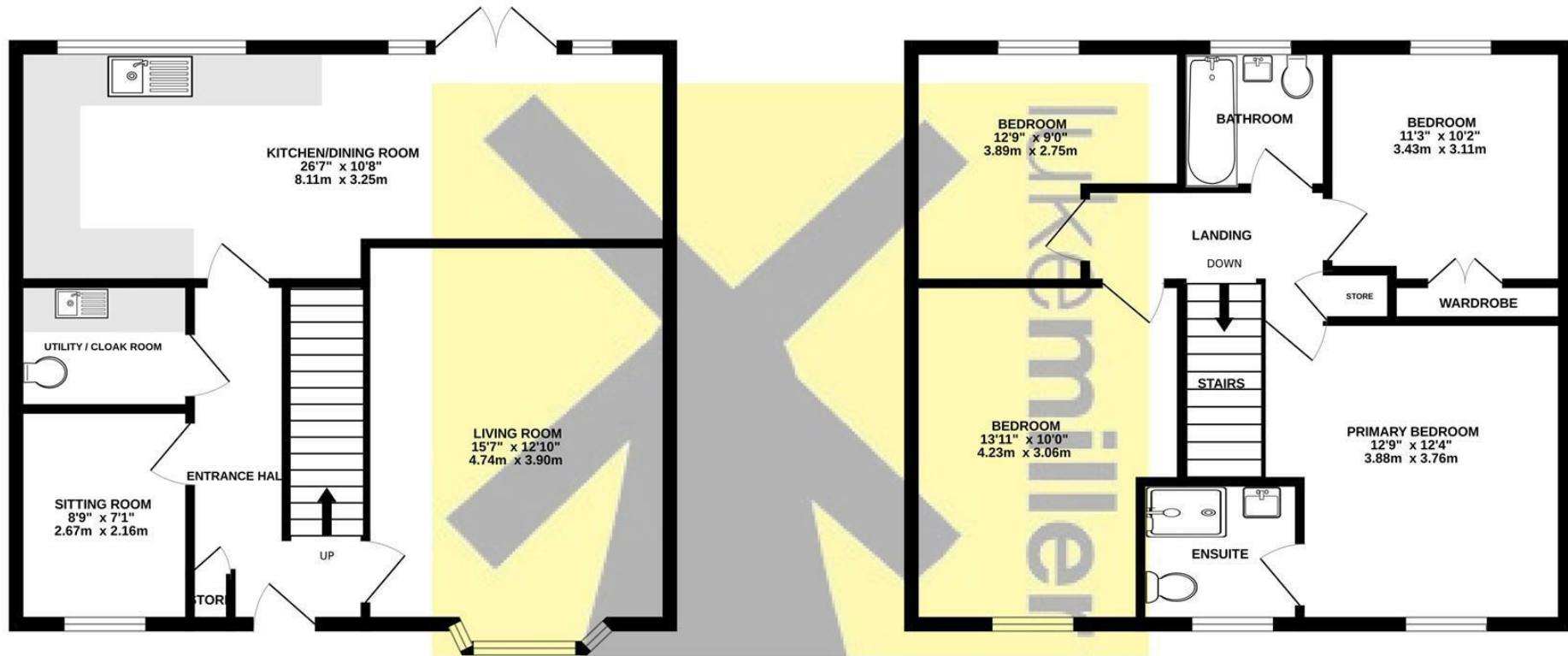






GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.

1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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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