



**15 Darrowby Close, Thirsk, YO7  
1FJ  
Guide Price £320,000**



**Luke Miller & Associates**  
ESTATE AGENTS LETTINGS AGENTS FINANCE



A stunning and beautifully presented detached home has become available to the open market with no onward chain. With an excellent balance of living accommodation set over two floors, private gardens and a garage, we are seeking clients in a position to proceed quickly. Viewings are highly recommended.



## 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 reception hall leads to the living room and there is also a staircase to the first-floor accommodation. The living room is beautifully presented and has a large bow window offering excellent natural light into the room due to the south-facing elevation. Easily accommodating a modern suite, this room is decorated in muted tones and has the advantage of fitted white Venetian blinds.

The dining kitchen, accessed from the living room, has recently been updated by the current owner with a solid wood Kitchen, solid oak worksurfaces and upstands and offers a contemporary range of fitted base and wall units, a host of fitted appliances including a Smeg 6 gas burner and double electric oven stainless steel range cooker, a Samsung integrated 70/30 fridge freezer, integrated dishwasher, Indesit integrated 9kg washing machine and a Franke Maris MRX220 34-34 double bowl stainless steel inset sink. With excellent storage available, there is also a useful under-stair cupboard, There are double uPVC doors which open into the large conservatory making this ideal for entertaining or for those seeking a quiet space overlooking the gardens. Completing the kitchen is a further door which leads to the side of the property.

The conservatory is an ideal size with double uPVC doors leading from the Kitchen and a

door to the side elevation and views over the garden.

On the first floor, the landing has doors to the three bedrooms and also a bathroom. Having a large window to the side elevation also ensures ample natural light. The principal bedroom has the advantage of fitted wardrobes, further storage and LED lighting. There is ample space for free-standing furniture in bedroom two. Located to the front of the home, bedroom three is a single room with a deep fitted wardrobe and excellent storage. This room, may be ideal for those who are seeking a home office or craft room. There is a large Airing Cupboard with storage space and access to the Loft space by a drop down ladder which is boarded, carpeted with light, power sockets and a round window.

The bathroom has also been modernised with a panelled whirlpool bath and Mira shower that was installed in 2024, wash hand basin and w.c. Finished with a modern design tiled surround, LED lighting and there is also a window to the rear elevation.

Externally, the gardens to the front of this property are designed for ease with a lawn surround and there is also a large drive leading to the garage. To the rear of the home, the private gardens have been planted with a variety of herbaceous plants and shrubs to the borders ensuring enjoyment throughout the year. There is also a lawn garden and an elevated patio to the rear of the gardens which catch the majority of the sunlight. There is also a brick building for storage with a heavy duty bike security anchor fitted into the concrete floor and a water tank to harvest rainwater. A high wall surrounding the borders of this home makes it exceptionally private. The property also benefits from a prefab garage with a double electric socket.

## Information:

Gas central heating with a Viessmann boiler and "ViCare" thermostat installed in November 2021 according to the homeowner.

The property is Freehold

Council: North Yorkshire

Tax Band: C

EPC:

EPC Link:

## Disclaimer

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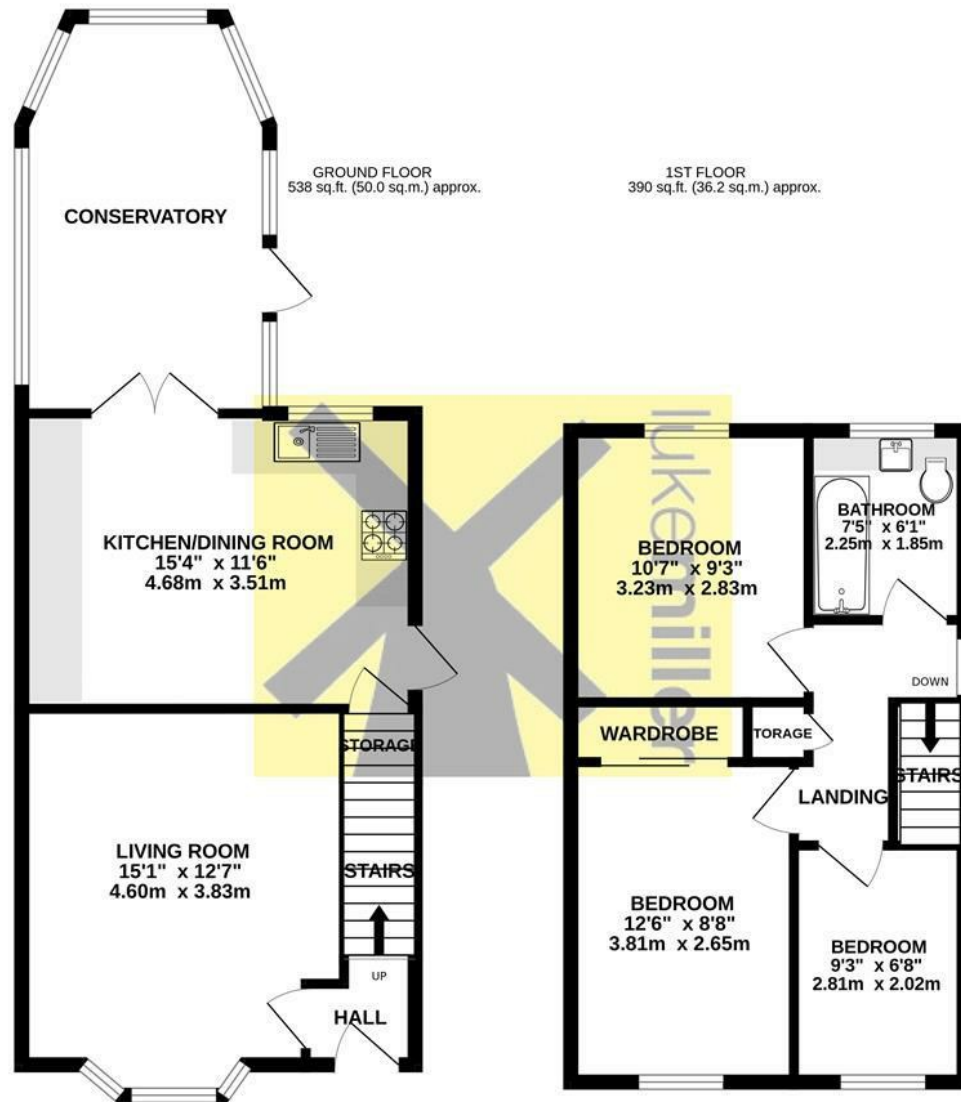












TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

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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