



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



74 St. James Green, Thirsk, YO7 1AJ  
Price Guide £155,000

**This two-bedroom cottage is a short walk from the town centre and ideal for those looking to get onto the housing ladder, downsize, or invest. With small elements of work required, this home offers more internal space than can be appreciated from an external visit.**



### **The Property**

On entry to this home, the living room offers views over the green and also has the benefit of a wood-burning stove set as the focal point. Large enough to accommodate a two-piece suite, the wood effect laminate flooring runs to the large dining kitchen.

The dining kitchen is a very good size, which can't be appreciated externally and is fitted with a modern range of base units with roll-top work surfaces, and a host of fitted appliances there is also a window to the rear elevation. Furthermore, there is also a staircase to the first-floor bedrooms and a door leading to the inner hall and shower room.

From the inner hall, there is a door to the shower room and also to the external courtyard. The bathroom is well appointed and comprises a large corner shower cubicle, wash hand basin sink set in a vanity, w.c, underfloor heating and a window to the side elevation,

On the first floor is a large double bedroom with a window to the front elevation that overlooks the large St James Green. The second bedroom is also a good size and has a window to the rear elevation.

Externally, there is a small area to the rear.

### **Information:**

The property is freehold

Council: North Yorkshire

Tax Band: B

EPC:: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2017-9025-1912-1331-7673>

According to the homeowner the following have been completed on the property

New Addition Windows 7/11/2018 - 3 windows and rear door

New Addition Windows 1/4/2019 - front door and 2 windows

Bathroom Roof - 27/11/2018

Bathroom installed 2019

Electric Oven and Hob 2020

Boiler installation 3/7/2014

### **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.

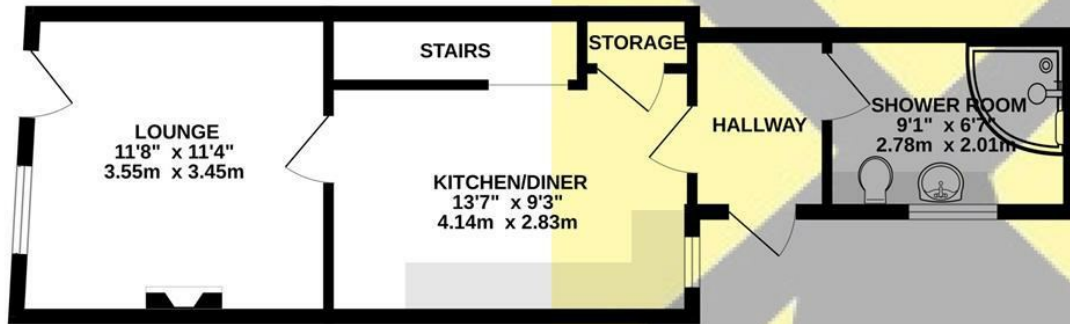
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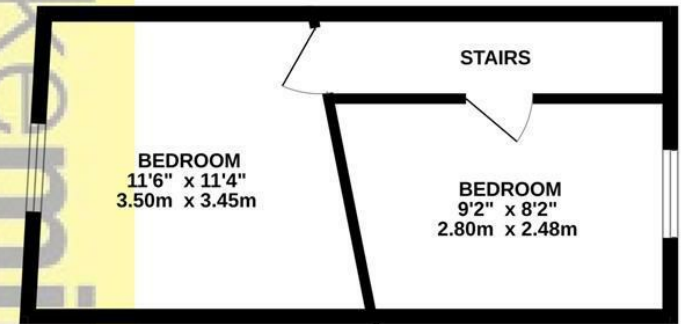




GROUND FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.6 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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