



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



8 Gallows Lane, Thirsk, YO7 1TX  
Guide Price £282,500

Beautifully presented and offering excellent living accommodation sent over three floors, this family home is immaculately maintained and will appeal to this seeking a property that is "turn key". This home is highly recommended for viewings.



## **The Property**

On entering the home, you are welcomed into an entrance hall that provides access to the dining kitchen, a study/bedroom, a cloakroom, a useful storage cupboard, and a staircase to the first-floor accommodation.

The contemporary dining kitchen is located to the rear of the property and offers a great space for both daily family living or indeed entertaining where the glazed French doors allow the west facing gardens to become a further entertaining space. The kitchen comprises a host of fitted appliances and ample work surface area.

To the front elevation, there is a bedroom/study which the current vendors utilise as both an additional living space and an occasional bedroom. Completing the ground floor is a cloakroom which is fitted with a hand wash basin and a toilet.

The first floor includes the living room, house bathroom, and a single bedroom. The beautifully presented living room has ample space for furniture and has two windows that flood the room with natural light. The house bathroom is fitted with a white suite comprising a bath with a shower over, a pedestal hand wash basin and a toilet. Completing the first floor is a single bedroom which the vendors use as a study.

To the second floor, there are two large double bedrooms which the primary room has access to a 'Jack & Jill' ensuite shower room. The primary bedroom is fitted with contemporary wardrobes and can easily accommodate a super king-size bed. The ensuite, which can also be accessed from the landing area is fitted with a shower cubicle, pedestal hand wash basin and a toilet. Completing the second floor is a further double bedroom which has ample space for a variety of bedroom furniture and also has the added benefit of a built-in wardrobe.

Externally to the front of the home there is a paved footpath leading to the front door and the front garden area has just been laid with porcelain tiles for ease of maintenance. To the rear of the home, there is an enclosed garden that has been hard landscaped with Indian Stone flags making this a very easy space to manage or leave for periods of time.

There is also a personal gate which leads to the garage directly behind the home which comprises up and over entry door and space for one vehicle. The garage also has power and may offer additional secure storage/ workshop.

## **Important Information**

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

## **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.


## **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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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