



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



47 St. James Green, Thirsk, YO7 1AQ
Price Guide £175,000

Located in the popular St James Green area of Thirsk,, this cottage has been a family holiday home for a number of years and due to a change in circumstances, the house is being presented to the open market for sale with no onward chain. Retaining elements of character such as a beamed ceiling, the cottage has been greatly improved and boasts a small garden area.



St James Green and the market town of Thirsk

St. James' Green in Thirsk, North Yorkshire, has a rich history dating back centuries. Originally, it served as common land where villagers grazed their animals. Over time, it became a focal point for community events and markets. In the 19th century, it was formalized as a public space and named St. James' Green. Today, it continues to be a gathering place for locals and visitors, hosting various events and activities throughout the year.

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

Entry to the home leads into the living room where the original beams have been restored and are the room's focal point. The bay window to the front elevation allows ample natural light and a space for a small dining table and chairs. Beyond the living room, the kitchen is fitted with base and wall units, good work surface area and space for fitted appliances. There is a door to the side elevation which leads to the shared ginnel allowing access to the two adjoining homes and we

have been informed that this property does own the ginnel. Also within the kitchen is a rear-facing window and a staircase to the first floor.

The landing leads to the two bedrooms and the bathroom though we would like to illustrate that the primary bedroom is such a size that it would be possible to divide this room into two bedrooms if required. Both bedrooms would also have a window to the front elevation. The second bedroom is 'L' shaped and currently utilised as a single but offers good floor space and built-in wardrobes.

Completing the home is the bathroom with a panel bath with shower over, w.c and a wash hand basin sink set on a pedestal.

Externally, to the front elevation, there is no designated parking, like most residents on St James Green though parking has never posed an issue with the current vendors. To the rear, four or five strides from the kitchen door, there is a pleasant garden area which is slightly elevated and walled. As this is a holiday home, the garden is designed for very low maintenance.

The property is freehold

Council: North Yorkshire

Tax Band: B

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2711-9684-1629-1049-1831>

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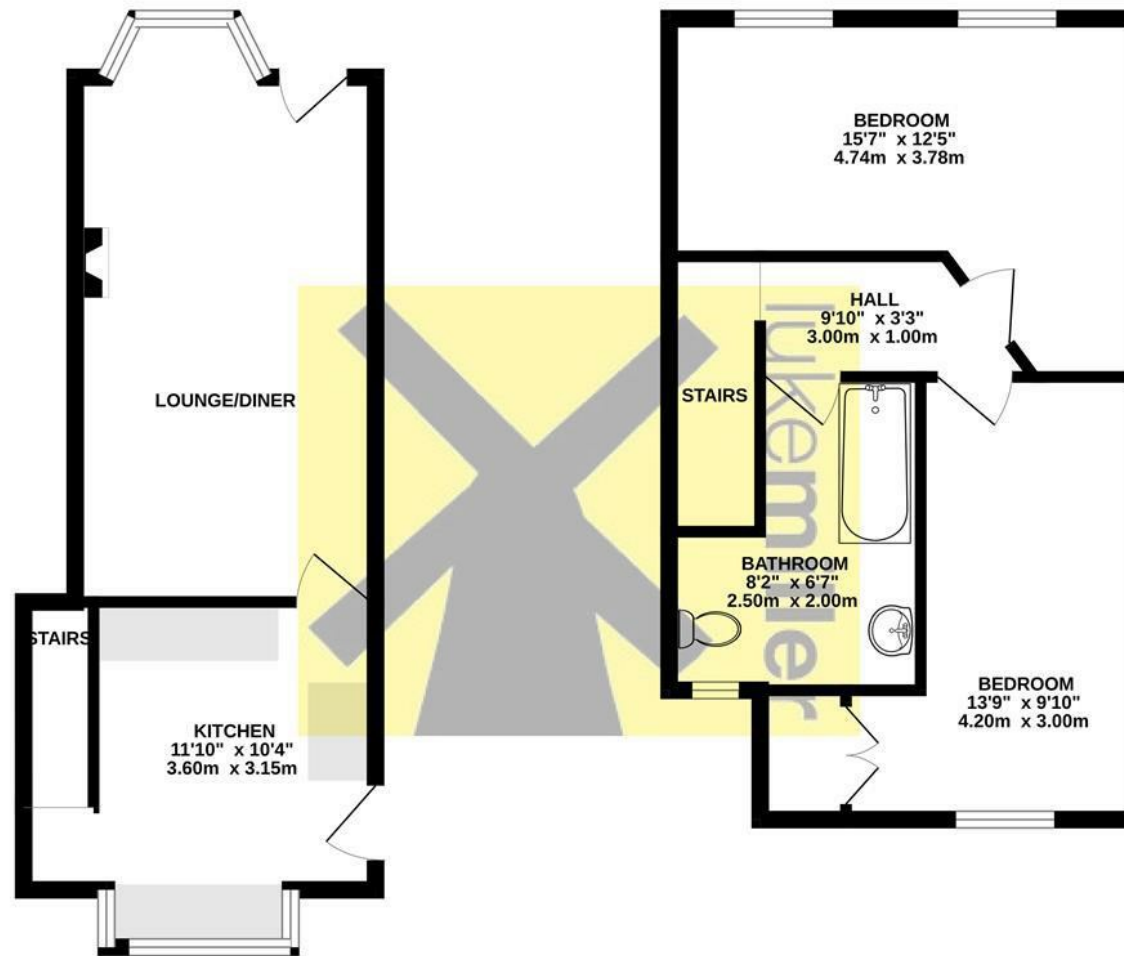
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GROUND FLOOR
308 sq.ft. (28.7 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.5 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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