



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

**15 Nursery
Gardens, Thirsk,
YO7 1FT
Guide Price
£220,000**

Ideally positioned within walking distance of the town centre, this three-bedroom townhouse is presented to the market with no onward chain and viewings highly recommended. With generous accommodation set over three floors, gardens, garage and parking this is an ideal choice for first-time buyers, or indeed, those seeking a holiday home within this great market town.

- Town House
- Three good sized bedrooms
- Main Bedroom offers ensuite shower room
- Spacious living room
- Open plan kitchen / dining area
- Smaller garden for low maintenance
- No Onward Chain
- Very short walk to the town centre



Property Description

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Entry to this home is through a timber door with a glazed panel which opens into the reception hall. The hall allows access to the kitchen/dining area, cloakroom with w.c and wash hand basin sink, door into the integral garage and there is also a staircase to the first-floor accommodation.

To the rear elevation of the home, the contemporary kitchen is well designed and has been modernised which offers excellent work surface area, a host of fitted appliances and a window overlooking the rear garden. Open plan with the kitchen, the dining area offers space for a dining suite and double doors opening to the rear garden making this an enjoyable entertaining area.

The first-floor landing leads to the living room, bedroom and bathroom. The living room is to the rear elevation and has the benefit of two windows allowing natural lighting to this southwest-facing room. There is also a double bedroom with fitted wardrobes and a window overlooking Nursery Gardens. The bathroom comprises a panel bath with w.c. and wash hand basin set on a pedestal and a window and the room is finished with a half-tiled surround.

The second-floor landing has doors to the two bedrooms and also a useful linen store. Also on the landing is access to the loft area providing storage. The main bedroom is a very generous size with fitted wardrobes, window and skylight and a door to the ensuite shower room comprising of a step-in shower cubicle, w.c, wash hand basin sink set on a pedestal and a half-tiled surround. Completing the home is the second double bedroom which has a window to the front elevation also, referring to the floor plan you will note, that there is an additional area which may be ideal for wardrobe/storage.

Externally, the rear garden is not particularly large making

this more manageable for those that do not require the upkeep and maintenance levels. Filled with an abundance of plants and flowering borders, the garden also enjoys a Southwest elevation.

Having the benefit of an integral garage with power and lighting, many on this estate have utilised the garage area for a small utility room if required. There is also a driveway for one vehicle.

Please note this property is leasehold though we have been informed that some residents have opted for their homes to be freehold. We are unaware of the cost implications for this or the timescale. Should an interested party wish to proceed with changing the house to freehold, this would be done after completions and the sale will not be subject to any change nor completion delayed.

We have been informed of the following:

Leasehold information:
Year Constructed: 2000*
Term of Lease: 999 years from completion*
Charges: £130.00 pcm from April 2024

*This information must be verified through your acting solicitor/s

Management company: First Port

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.

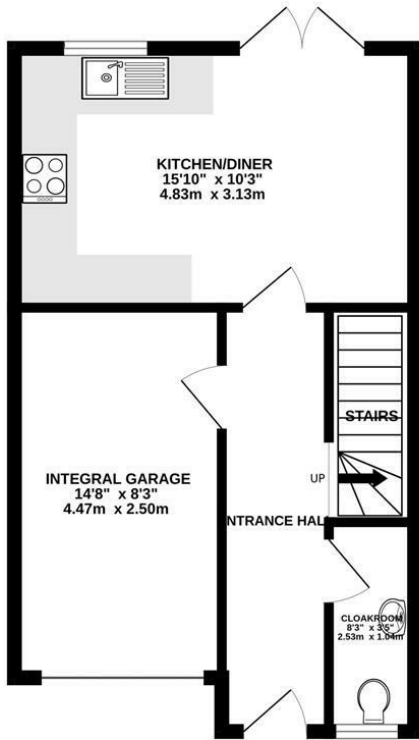
Disclaimer

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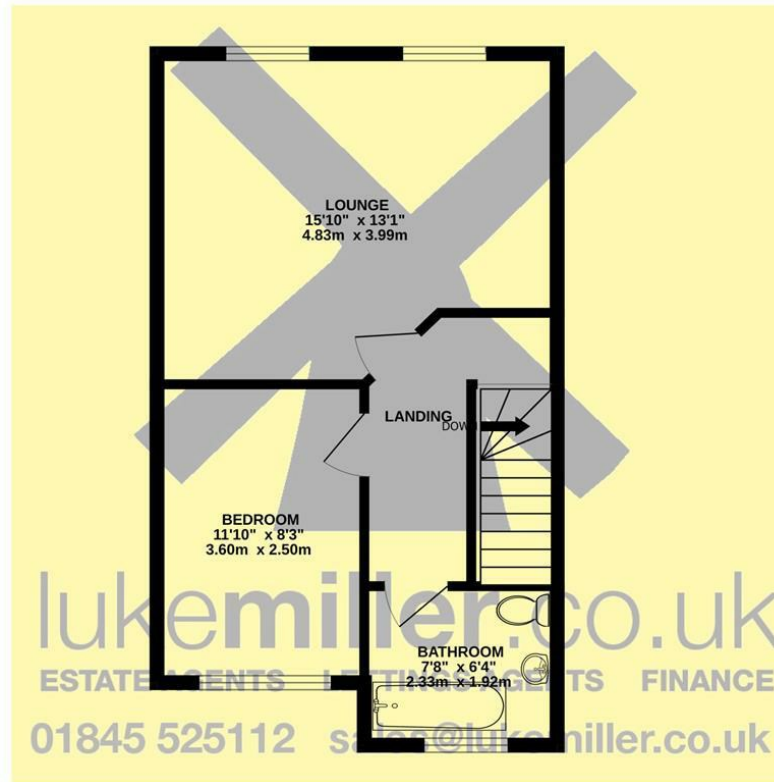




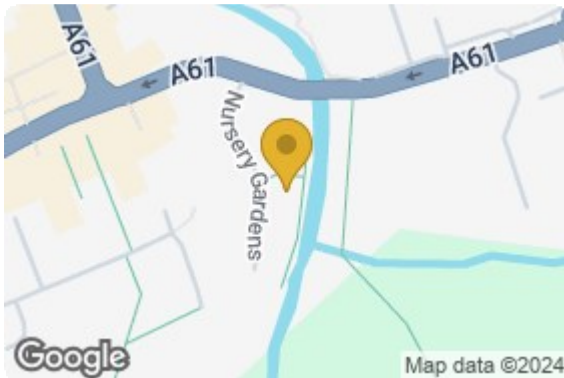
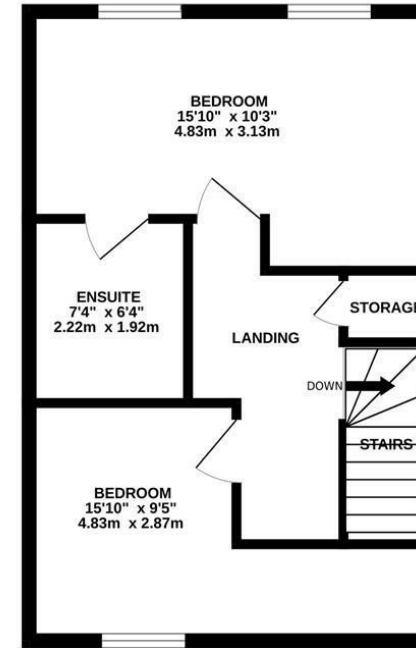
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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