



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



17 Stoneybrough Lane, Thirsk, YO7 2LS
Offers Over £327,500

A wonderful family home set in this small and mature estate within walking distance of the town centre. With excellent and extended living space to the ground floor, the first floor has three bedrooms, an ensuite shower and a contemporary bathroom. Externally, private and mature gardens with garage and off-road parking.



Property Description

Located to the front elevation, the living room allows ample space for a suite and is open plan with the dining room, making this ideal for everyday use or indeed when entertaining.

The dining room has the advantage of double doors leading to the garden room which is a reception room due to the views over the private gardens which the vendors have informed us. Adjacent to the dining room is the kitchen which is in excellent condition and comprises fitted base and wall units, excellent work surface area, a host of fitted appliances and a window to the rear overlooking the garden. Beyond the kitchen, the rear reception utility has a fitted worktop with plumbing for a washing machine and space for a tumble dryer below and also a separate cloakroom.

On the first floor, the three bedrooms are a good size with the primary bedroom having the benefit of an en-suite shower room which has been updated with a step-in shower cubicle, w.c, wash hand basin sink set in a vanity with storage cupboard and this room is finished with a contemporary grey tiles.

The second bedroom is a double room with fitted wardrobes and also a dressing table whilst the third is a good-sized single bedroom or office/craft room if required.

Completing the first floor is the bathroom with a white suite comprising a panel bath, electric shower, w.c, wash hand basin sink and a tiled surround.

Externally, to the front of the home is a manageable lawn with a path leading to the front porch and door whilst to the rear, this well-stocked garden provides a continual change of flowering plants and shrubs with a central lawn. To the side of the home, there is also a very useful shed/store.

This home also boasts a garage and ample parking for several vehicles.

The property is freehold
Council: North Yorkshire
Tax Band: E
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.

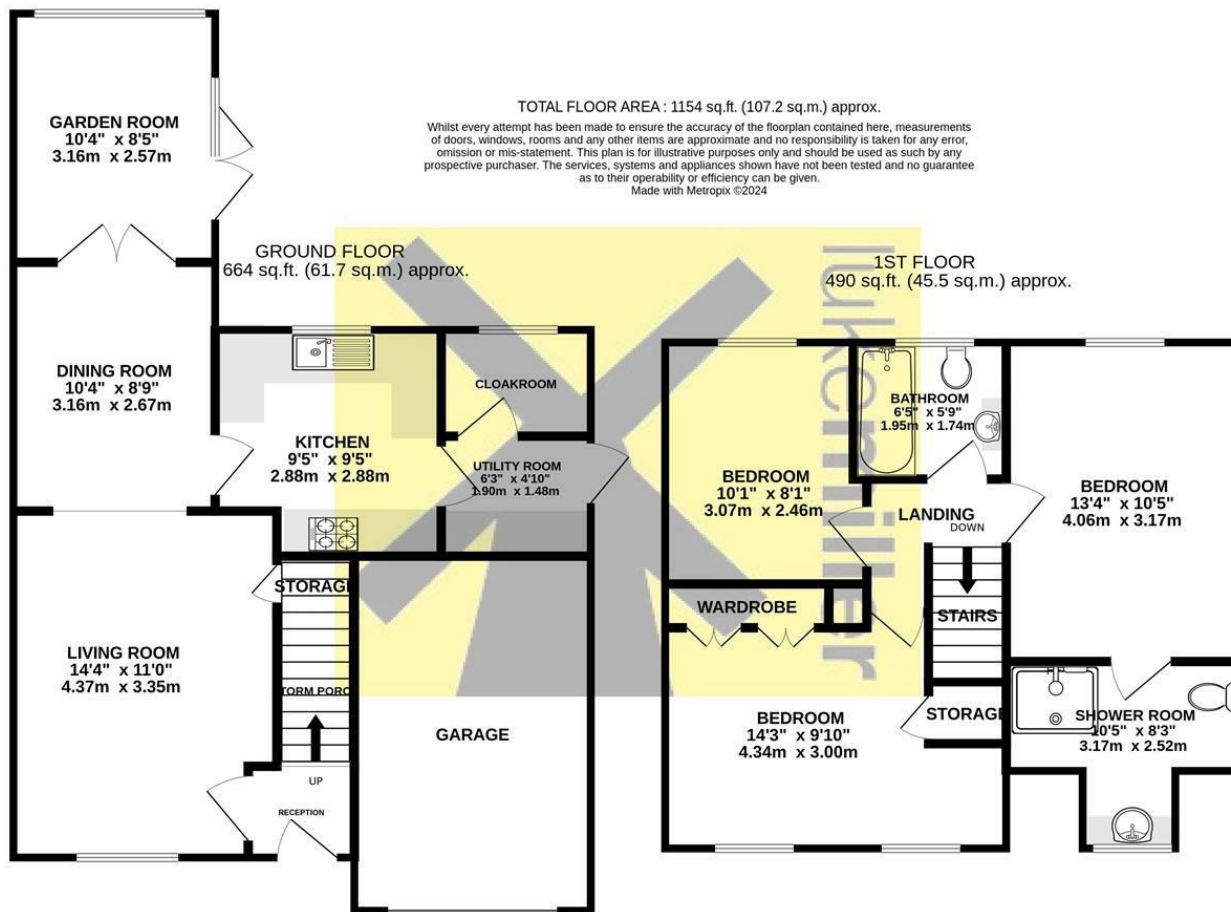
There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

Disclaimer

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