



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



6 Lochranza Road, Thirsk, YO7 1GB
Guide Price £259,995

A beautifully presented family home that offers excellent living space, contemporary design and finishes with a private garden, garage and parking making this an ideal family home. Viewings are essential.



Property Description

The large reception hall leads to the dining lounge, kitchen, cloakroom and also the staircase to the first-floor accommodation. The large dining lounge will easily accommodate a three-piece suite and a small dining table and chairs. There is a box bay with double doors opening into the gardens which allow ample natural light into the room and ease of access onto the patio seating area.

The kitchen is well-designed and fitted with a modern range of base and wall units, roll top works surfaces and a host of fitted appliances. Completing the ground floor is the cloak room which comprises wash hand basin sink, w.c and also a window to the front elevation

The first floor landing has doors leading to the two bedrooms, staircase to the second floor and also bathroom. The two bedrooms on this floor are a generous size and both are being used as double rooms by the vendor, bedroom two having both a double and single bed in use. The bathroom has a modern white fitted bathroom which comprises a panel bath, wc, wash and basin sink set on a pedestal and a tile surround.

The primary bedroom is beautifully presented and the design of the home has allowed vaulted ceilings enforcing natural space. There is also an en-suite shower room with ample space for freestanding wardrobes and furniture.

Externally the west facing garden has fenced borders and laid to lawn with a pleasant patio seating area and a flagged footpath to the rear access gate where there is the allocated parking and single garage.

The property is Freehold
Council; North Yorkshire
Council 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.

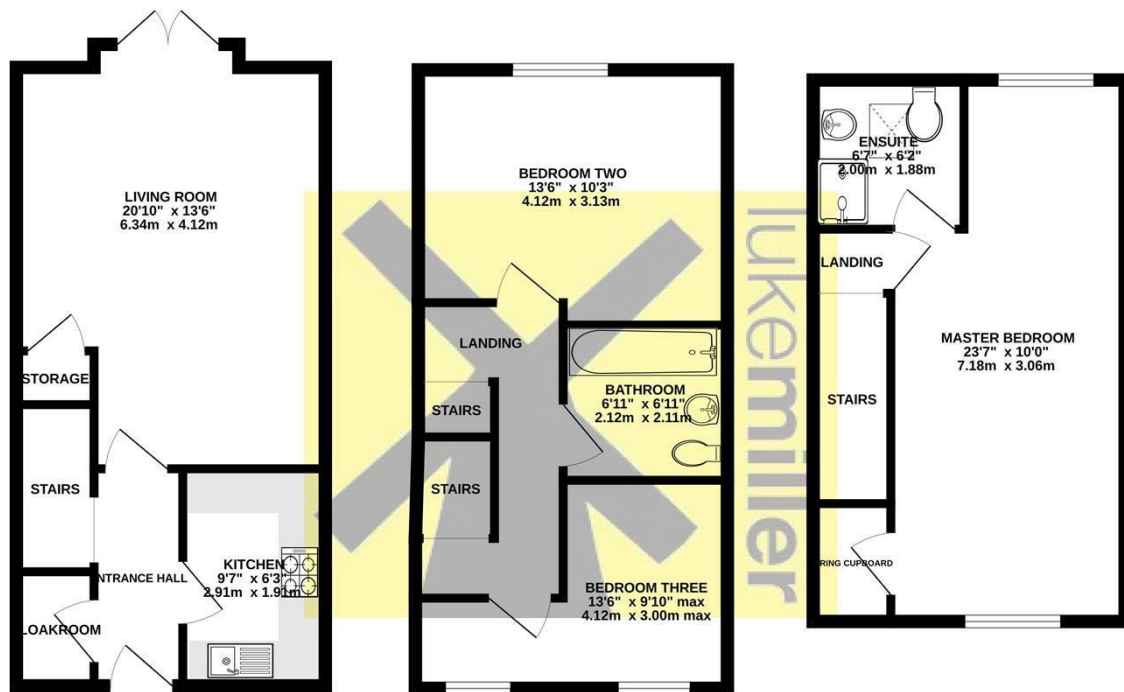
There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

Disclaimer

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TOTAL FLOOR AREA : 1073 sq.ft. (99.7 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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