



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



25 Ingramgate, Thirsk, YO7 1DF  
Price Guide £174,950

A delightful cottage close to the market square which offers superb living space that can not be appreciated from an external visit. Having been modernised throughout, this home is ideal for those wishing for a "Turn Key" property.



## The Property

Just a few minutes walk to the town centre, this property has side door access leading into the reception area where there is both the large living room and also the extremely spacious dining kitchen. The living room easily accommodates a large suite and has a decorative fire set as the focal point. There is also a large window to the front elevation allowing ample natural light into this room given its south facing orientation,

The dining kitchen offers a wealth of storage with the contemporary kitchen that has been installed which also boasts a host of fitted appliances. The design of the kitchen naturally allows a large area for a dining table though the purchaser may also wish to install a breakfast bar should they wish, given the excellent space of the room. There are also two rear facing windows and also downlighters.

The first floor has doors to the two bedrooms, 1 double and 1 single with the primary bedroom having a modern range of fitted wardrobes and also in the second bedroom . The bathroom has a panel bath with shower, w.c and also a wash hand basin sink set in a vanity with storage, With a modern tiled surround and also a window completing this room.

Externally, the outside space has been designed by the owners which creates a pleasant seating area that has large box planters filled with an abundance of plants and shrubs.

The property is Leasehold and according to the Homeowner there are 964 years left on the lease

Council: North Yorkshire

Tax Band: B

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2814-2299-8985-5971-4714>

There is also gas central heating and parking for two small vehicles.

## 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.

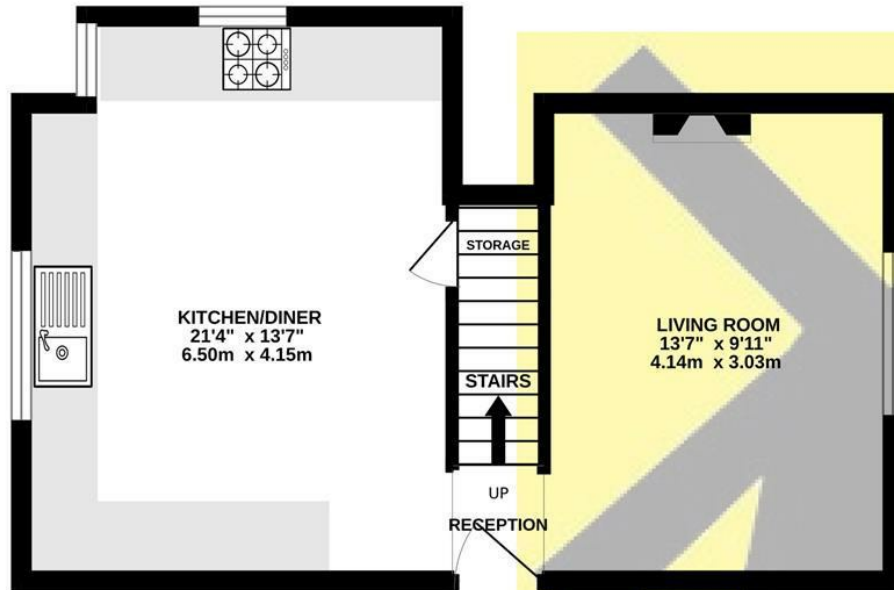
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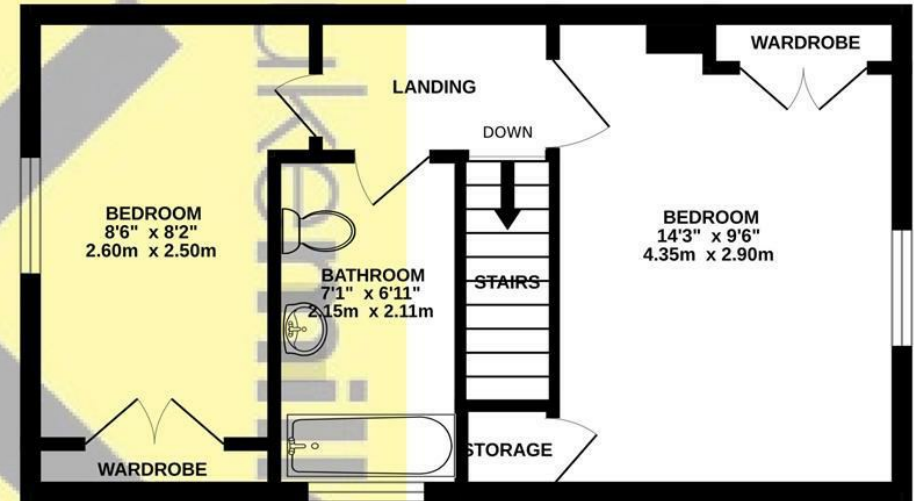




GROUND FLOOR



1ST FLOOR



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