



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

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45 Westgate, Thirsk, YO7 1QR
£135,000

An opportunity to purchase an immaculately presented cottage within easy walking distance to the Town Centre and all amenities. The home comprises of a Lounge, Kitchen, one Bedroom and Bathroom. Benefitting from gas central heating, double glazing and a small courtyard area to the rear. The cottage is ideal for First Time Buyers or as a Holiday Let.

The Property

The large living room to this home is welcoming and beautifully presented. Having a decorative 'wood burning' stove set with an ornate surround and mantle as a focal point, there are also useful display and storage cabinets to either side.

Beyond the living room, the modernised kitchen is well equipped and also boast fitted appliances and also excellent worksurface area. Furthermore, there is also a useful area to the rear of the kitchen which has a large window over the courtyard garden and also door. Completing the kitchen is the understairs cupboard and stairs to the first floor,

The spacious double bedroom has fitted wardrobes to either side of the decorative fire and also a large window to the front elevation. Completing the home is the large bathroom has a large panel bath, w.c, wash handbasin sink det on a pedestal, large linen store and a window to the rear elevation.

This was believed to be a further single bedroom and bathroom which suits the current vendor though should be considered for potential. This would be subject to any or necessary permissions from the local government should any be required.

Externally, this property does enjoy its own courtyard garden with a shared footpath to access the front of the dwelling with next door,

The property is freehold
Council: North Yorkshire
Tax Band: 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)

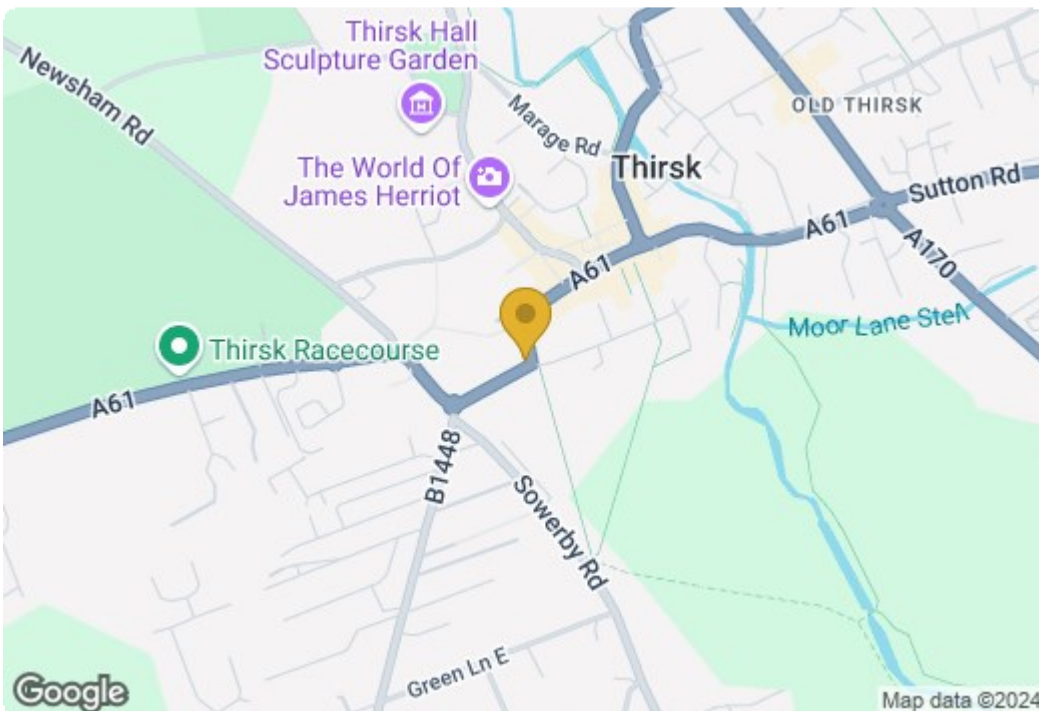
Thirsk has the following excellent rail connections:
TransPennine Express to York, Leeds and Manchester
and the Grand Central Train line giving direct access to London Kings Cross in under 2 ½ hours.

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

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. The copyright and all other intellectual property rights in this Site and marketing material (trade marks, service marks, trading names, text, graphics, code, files and links) belong to Luke Miller & Associates. All rights are reserved.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC