



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**24 Railway Terrace, Thirsk, YO7 1QT**  
**Price Guide £225,000**

This Victorian Terrace home has been upgraded and modernised by the current vendors and is only being presented to the market due to relocation. With excellent living accommodation, gardens, parking and superb access to the town centre and local schools, viewings are highly recommended.



## **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.

## **The Property**

The living room has slide doors to the gardens and a decorative fire surround where it is presumed there would have been an open fire. This may allow the purchaser the opportunity to reestablish one if desired. There's also a door leading to the dining room where a further decorative fireplace is central to the room. Also, the dining room has access to the first-floor staircase, kitchen, utility and bathroom.

The kitchen is well-appointed and comprises base and wall units, a host of fitted appliances and an excellent worksurface area. Adjacent to the kitchen is the contemporary bathroom with a bath, separate step-in shower cubicle, w.c, and wash hand basin sink with this room being finished with a modern tiled surround.

Completing the ground floor is the small though versatile utility and a door to the rear vehicle access lane shared by all the residents of Railway Terrace. Please note: We believe that this lane may be unadopted.

On the first floor, there are two double bedrooms and located in bedroom two, there is a door leading to the staircase for the attic room which is currently used as a home office and storage area. With a large window allowing ample natural light into the room, buyers may

find an alternative use for this useful space if required.

Externally, the gardens to this home are to the front elevation where the owners have laid artificial lawn, for ease of maintenance) and also a large flagged seating area. With fence borders and personal gate leading to the parking spaces, this is a great area used often by the vendors given its south-facing elevation.

Parking: There is parking for two small vehicles, off road, at the start of the garden for this home.

Important Information:

The property is freehold

Council: North Yorkshire

Tax Band: B

EPC: TBC

EPC Link: TBC

## **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.

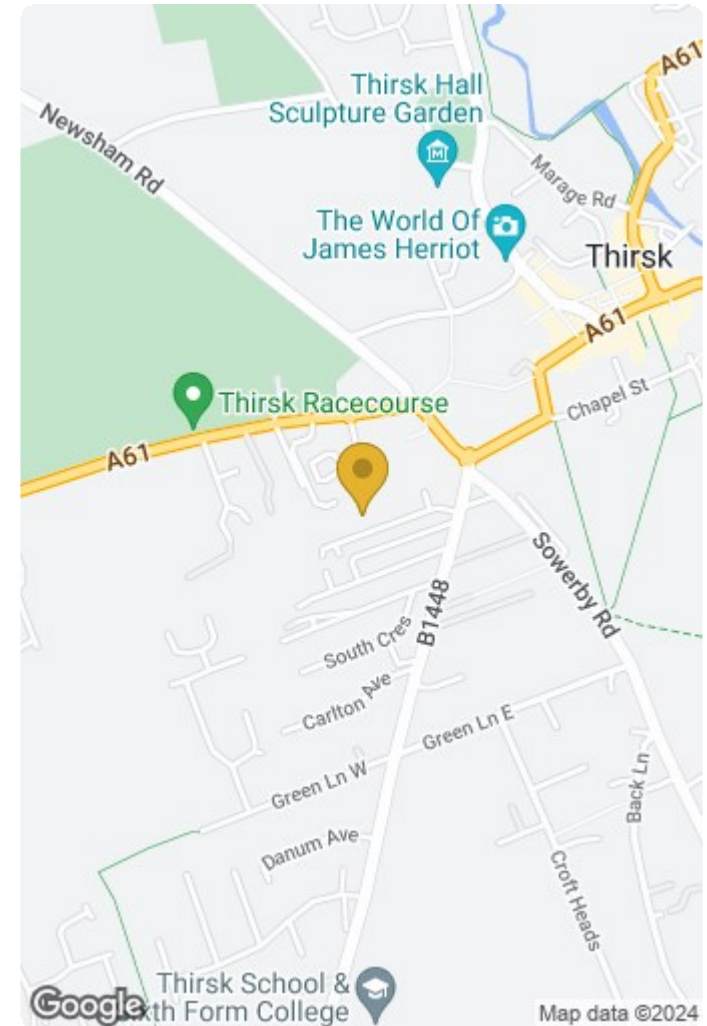
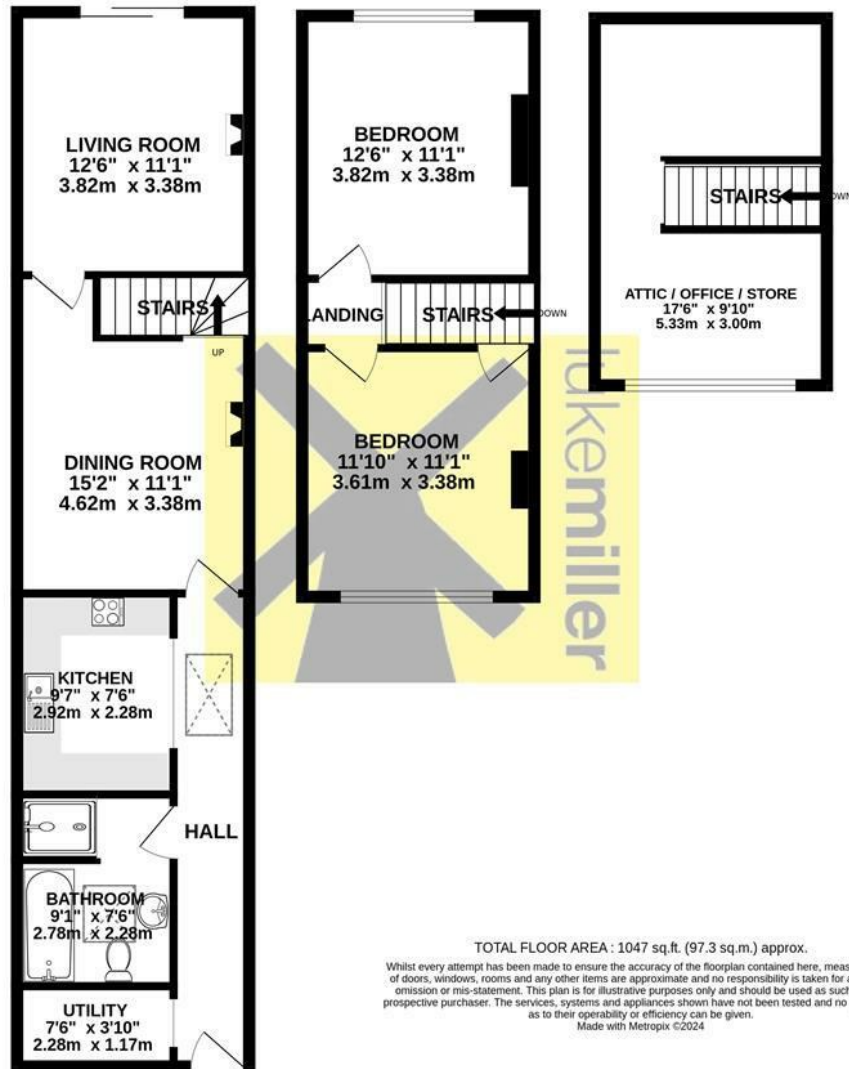




GROUND FLOOR  
553 sq.ft. (51.3 sq.m.) approx.

1ST FLOOR  
301 sq.ft. (27.9 sq.m.) approx.

2ND FLOOR  
194 sq.ft. (18.0 sq.m.) approx.



Tel: 01845 525112 Email: sales@lukemiller.co.uk www.lukemiller.co.uk 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA