



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



10 Gormire Close, Thirsk, YO7 1EW
Guide Price £225,000

A delightful family home that has been modernised throughout offering a 'Turn Key' property to the successful buyer. Internally and externally, this property demands an internal inspection to appreciate what's on offer.



The Property

On entry to the home, into the reception area, there is a door to the living room and also a staircase to the first floor. The living room is generous in size and will easily accommodate a full suite. In addition to the under stair storage area, there is also a door to the dining room and, in turn, kitchen.

Adjacent to the living room, the dining room allows space for a dining set though this room does have potential, should the buyers wish to undertake, to open this room with the kitchen creating a beautiful family and entertaining space.

Having been modernised to a contemporary style, the kitchen offers excellent work surface area, host of fitted appliances and also a window and door to the rear gardens.

In the first floor, the primary bedroom is very large and also has a storage via the over stairs cupboard. Bedroom two is a smaller double bedroom with bedroom three being a generous third room.

Completing the house is the modernised and contemporary bathroom which comprises panel bath with shower, w.c wash hand basin sink and w.c set into a sleek vanity unit with storage.

Externally, the vendor has upgraded the 'kerb appeal' with the resin drive, allowing several smaller cars off road parking with ease. This is complimented with a manageable lawn gardens. Whilst to the rear, the landscaped garden has been laid with contemporary stone flags, elevated seating area with pergola and a surprising amount of space to the side of the property. The seating ensures to capture the evening sun due to the south facing elevation of the garden.

According to the vendor the solar panels have been pigeon-proofed and have approximately 4 years left on the Rent a Roof Scheme. The panels are serviced on a regular basis.

Council: North Yorkshire

Tax Band: B

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

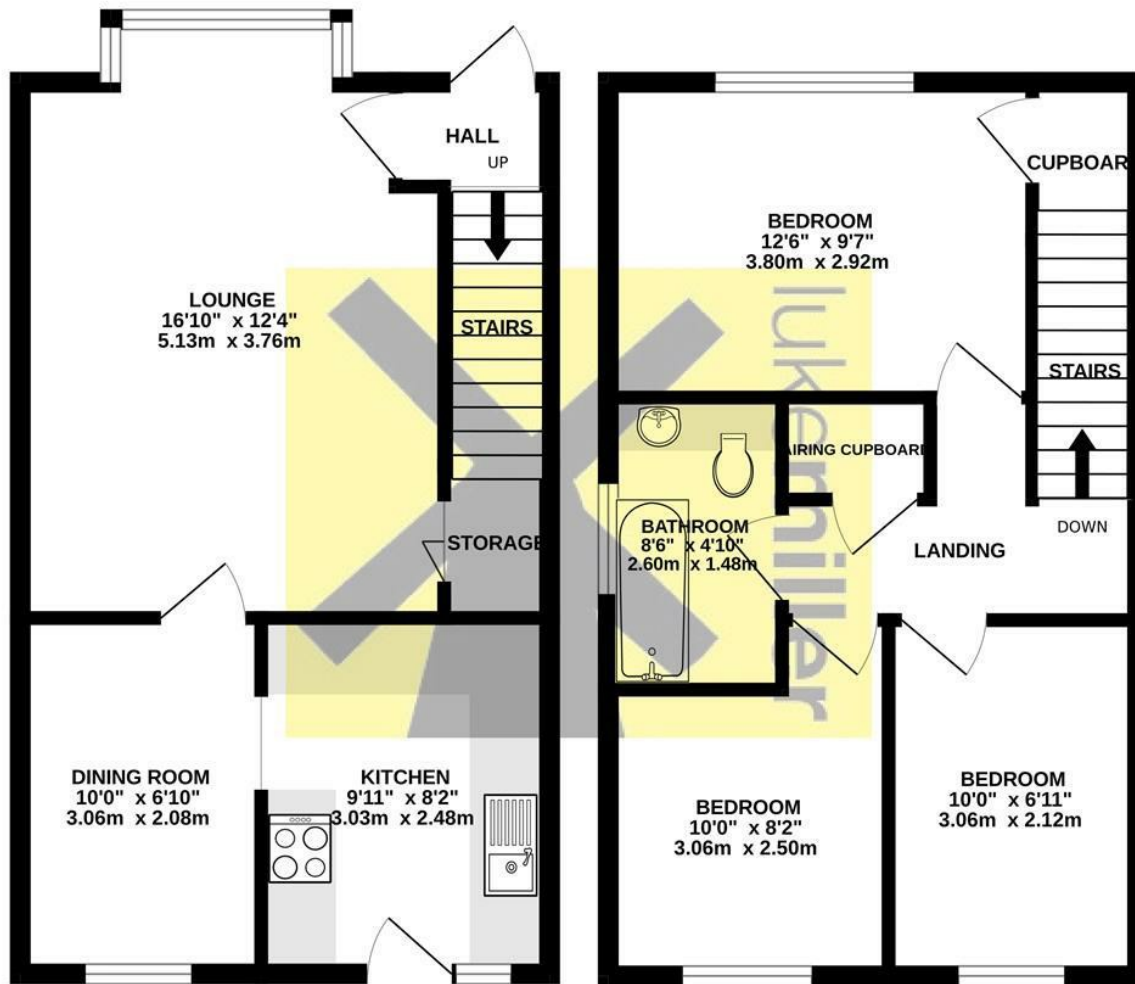
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GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.

1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.5 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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