



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



3 Castle Terrace, Thirsk, YO7 1HJ
£215,000

This charming period property is ideally positioned just a very short stroll from the town centre and its array of amenities. Steeped in character, the home showcases the elegance of high ceilings and thoughtfully preserved architectural details, offering a perfect blend of historic charm and contemporary comfort.



The property

Reached by steps from the road, this raised Victorian house overlooks a garden with trees and a lawn, offering a delightful view of nature.

On the ground floor, you are welcomed into a cosy living room where a wood-burning stove serves as the centrepiece, creating an inviting atmosphere for relaxation. Adjacent is a separate dining room, ideal for hosting guests or enjoying family meals, while the well-appointed kitchen provides a functional and stylish space for culinary endeavours.

The first floor boasts a generously sized double bedroom and a spacious bathroom which comprises panel bath with shower, w.c, wash handbasin and also a window to the rear elevation. Given the size of the bathroom, it is in our opinion, that this room could be crafted into an ensuite for the primary bedroom and also a house bathroom adding value to the property. .

Adding to the property's appeal is a clever loft conversion, which presents itself as an ideal additional bedroom or a versatile workspace/home office, catering to modern living needs.

A valuable cellar space further enhances the property's potential, providing ample storage or the opportunity to create a snug retreat or an additional office.

Externally, the property enjoys a private courtyard, perfect for everyday use or entertaining.

This is a rare opportunity to acquire a period home set just off the market square that offers exceptional living space and also potential.

Please note:

The current vendor has replaced all of the windows in the home being respectful of the character of the building and also uplifting the energy performance. The homeowner does pay for a parking space close to the property but this is not a designated space for the house however he has been advised that the agreement could be passed on to the purchasers.

Council: North Yorkshire

Tax Band:

EPC:

EPC Link:

The property is freehold.

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.

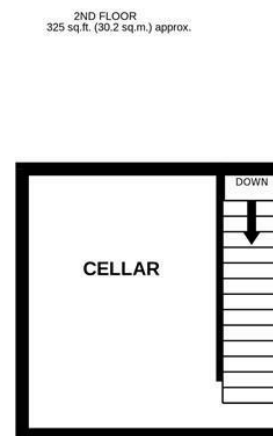
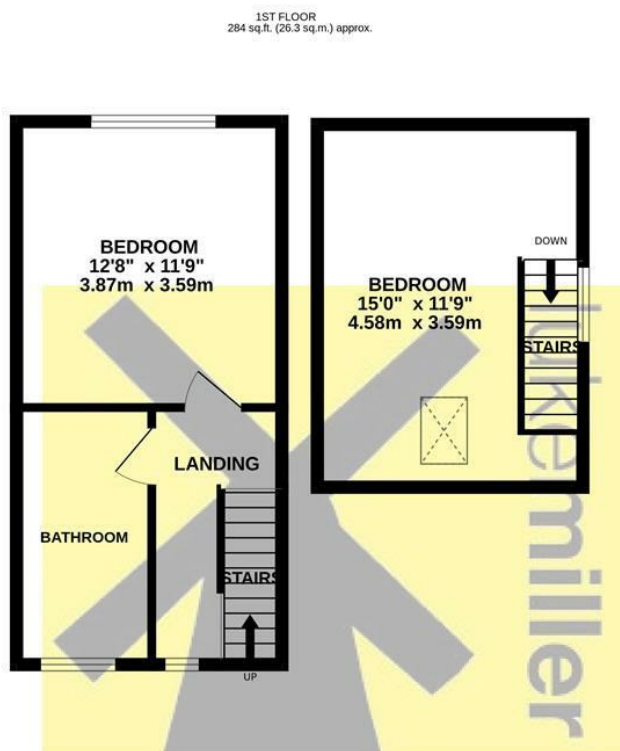
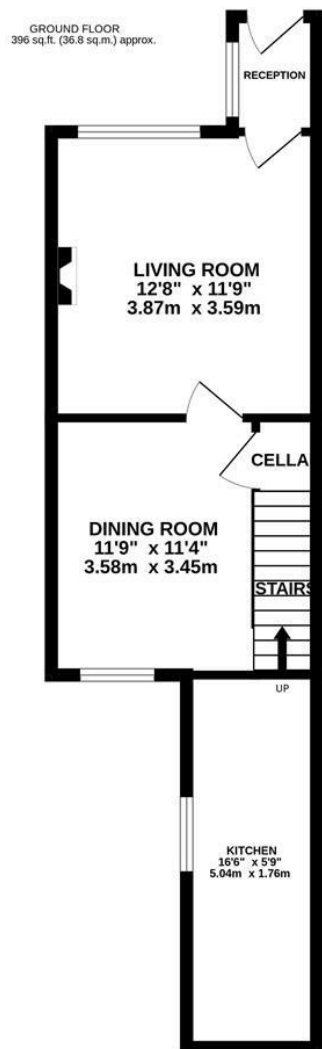
There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

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TOTAL FLOOR AREA : 1005 sq.ft. (93.3 sq.m.) approx.

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