



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



8 Darrowby Close, Thirsk, YO7 1FJ
Price Guide £362,500

Located in a popular family estate, this spacious home features a host of attractive amenities, including an open-plan kitchen/diner, a substantial garden room extension, south-facing gardens, solar panels, a garage, and off-road parking. Viewings are highly recommended for those in a position to proceed.



The Property

Located in a popular family estate, this spacious home features a host of attractive amenities, including an open-plan kitchen/diner, a substantial garden room extension, south-facing gardens, solar panels, a garage, and off-road parking. Viewings are highly recommended for those in a position to proceed.

Upon entering, the reception hall grants access to the living room and the staircase ascending to the first-floor accommodations. The front-facing large living room has a living flame gas fireplace set as the focal point and a generous window that offers views of the ornamental garden at the front.

The open-plan kitchen and dining area present a unique opportunity for the new owner to customise the space to their taste, benefiting from the adjoining large garden room, which creates an excellent family living area or an optimal space for entertaining. The kitchen is equipped with fitted base and wall units, a range of integrated appliances, and ample work surface area. The dining section can comfortably fit a dining set.

The ground floor also includes a utility room with fitted units and plumbing for a washing machine, alongside a door leading to the side of the house. Additionally, there is a cloakroom.

The first-floor landing provides access to all four bedrooms, with the primary bedroom featuring a modern ensuite shower room. The landing also leads to the family bathroom, equipped with a panel bath, shower, toilet, and washbasin. The first floor is completed with a convenient linen closet and access to the insulated loft space via a hatch and ladder.

Outside, the gardens are landscaped for low maintenance on both sides, with a mix of shrub and herbaceous borders and an expansive flagged patio area. The front includes a block-paved driveway to the single garage and an additional gravelled area, perfect for potted plants.

The property is freehold
Council: North Yorkshire
Tax Band: D
EPC: B
EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/3300-5725-5422-4096-1173>

Solar Panels: We have been informed that the solar panels are owned by the vendor and an up to date annual return will become available to those interested.

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.

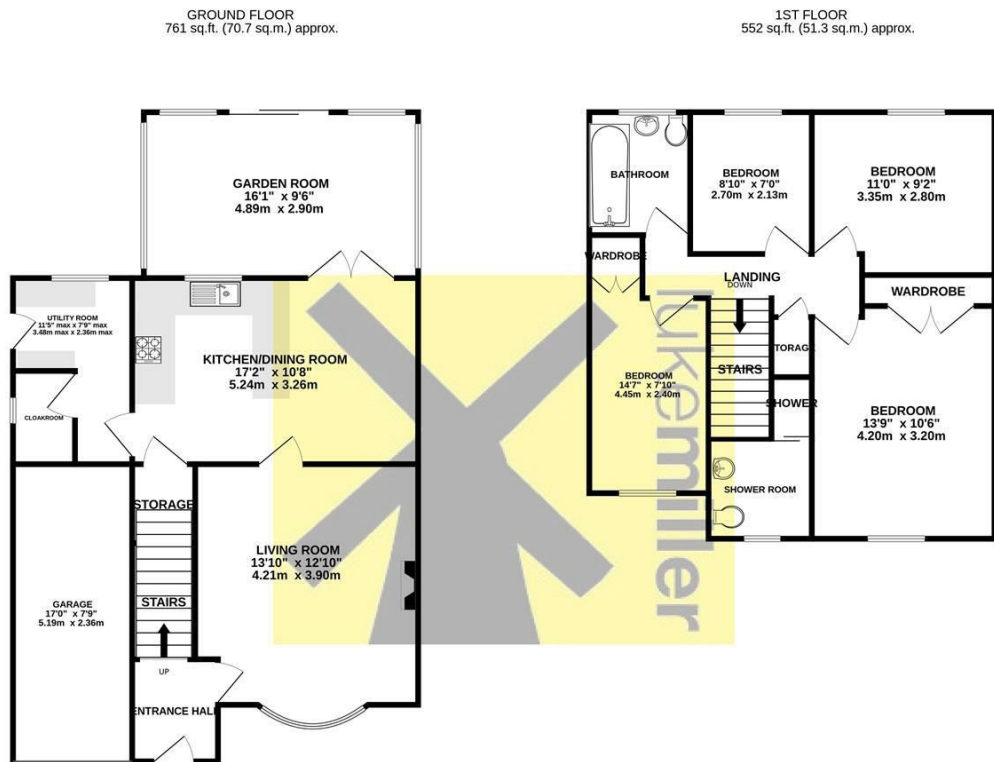
There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

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.







TOTAL FLOOR AREA: 1313 sq.ft. (122.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix ©2024



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