



16 Shaws Close, Thirsk, YO7 1TP  
Price Guide £285,000

 **Luke Miller & Associates**  
ESTATE AGENTS LETTINGS AGENTS FINANCE

Beautifully presented and arranged over three floors, this modern family home is ready to move straight into. The layout offers flexible living, with a dining kitchen opening onto the rear garden, a first-floor sitting room, and three well-proportioned bedrooms including a main bedroom with ensuite. Outside, there's driveway parking, a single garage, and a low-maintenance enclosed rear garden.



## **The Property**

Beautifully presented and offering excellent accommodation arranged over three floors, this immaculately maintained home will suit buyers looking for a genuine "turn-key" purchase. The property is well laid out for modern living, with a spacious dining kitchen to the rear, comfortable first-floor lounge, and three bedrooms including a main suite with ensuite. Viewings are strongly recommended.

On entering the home, you are welcomed into an entrance hall which provides access to the dining kitchen, a cloakroom/WC, and the staircase leading to the first-floor accommodation. The hallway is finished with a high-gloss tiled floor which continues through into the kitchen.

The contemporary dining kitchen sits to the rear and offers an excellent space for everyday family life as well as entertaining. Glazed French doors open directly onto the garden, making it easy to extend the space outside during warmer months. The kitchen is fitted with a good range of modern units, ample work surface area, and a host of integrated appliances.

A cloakroom completes the ground floor, fitted with a hand wash basin and WC.

The first floor includes the main living room, the house bathroom, and a further bedroom. The living room is a bright and comfortable space with two windows allowing plenty of natural light. The bathroom is fitted with a white suite comprising a bath, pedestal wash basin and WC. Completing this level is a bedroom which benefits from fitted wardrobes.

To the second floor, there are two further bedrooms, including two generous doubles. The main bedroom benefits from contemporary fitted wardrobes and access to an ensuite shower room. The ensuite is fitted with a shower cubicle, pedestal wash basin and WC. The remaining bedroom is another well-proportioned double.

Externally, the property enjoys a smart frontage with a paved footpath leading to the front door. A substantial block-paved driveway provides parking for two vehicles and leads to the single garage. To the rear, there is an enclosed garden which has been hard landscaped with Indian stone flags, creating a practical and low-maintenance space—ideal for those who prefer something easy to manage or for anyone away from home for periods of time. A personal side gate provides additional access.

The garage features an up-and-over door, power supply, and offers secure parking or useful storage/workshop space.

## **Important Information**

Tenure: Freehold

Council: North Yorkshire

Council Tax Band: D

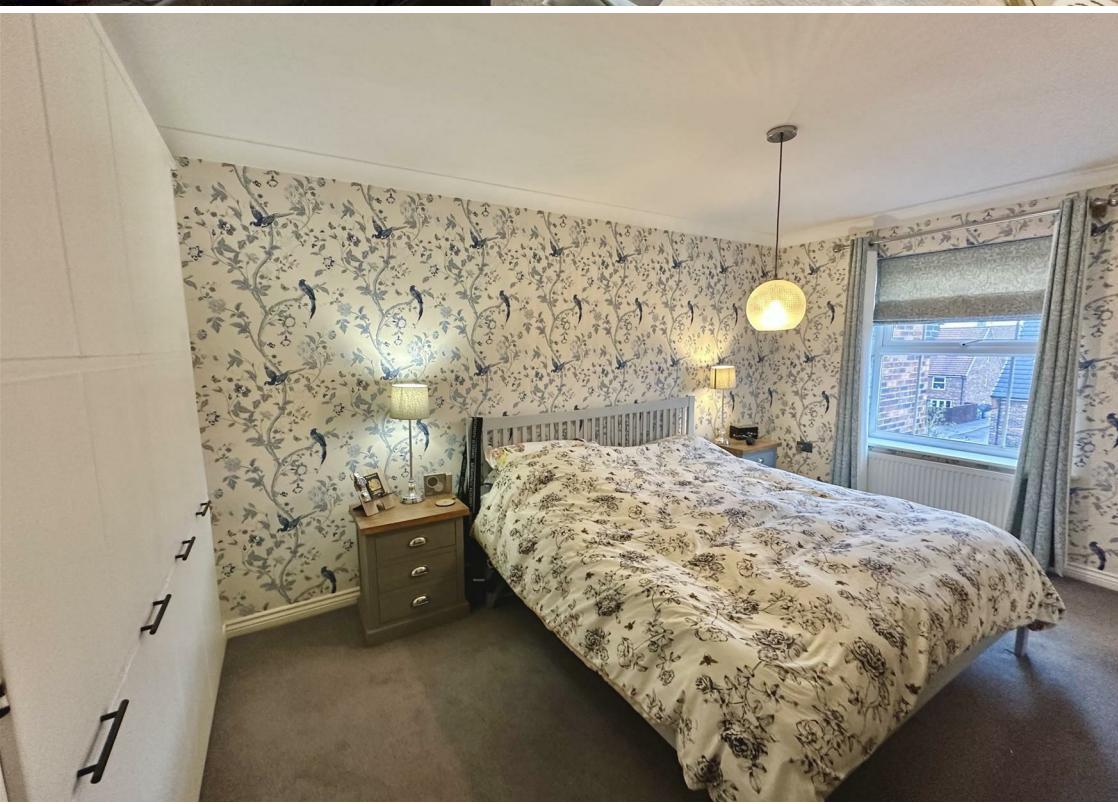
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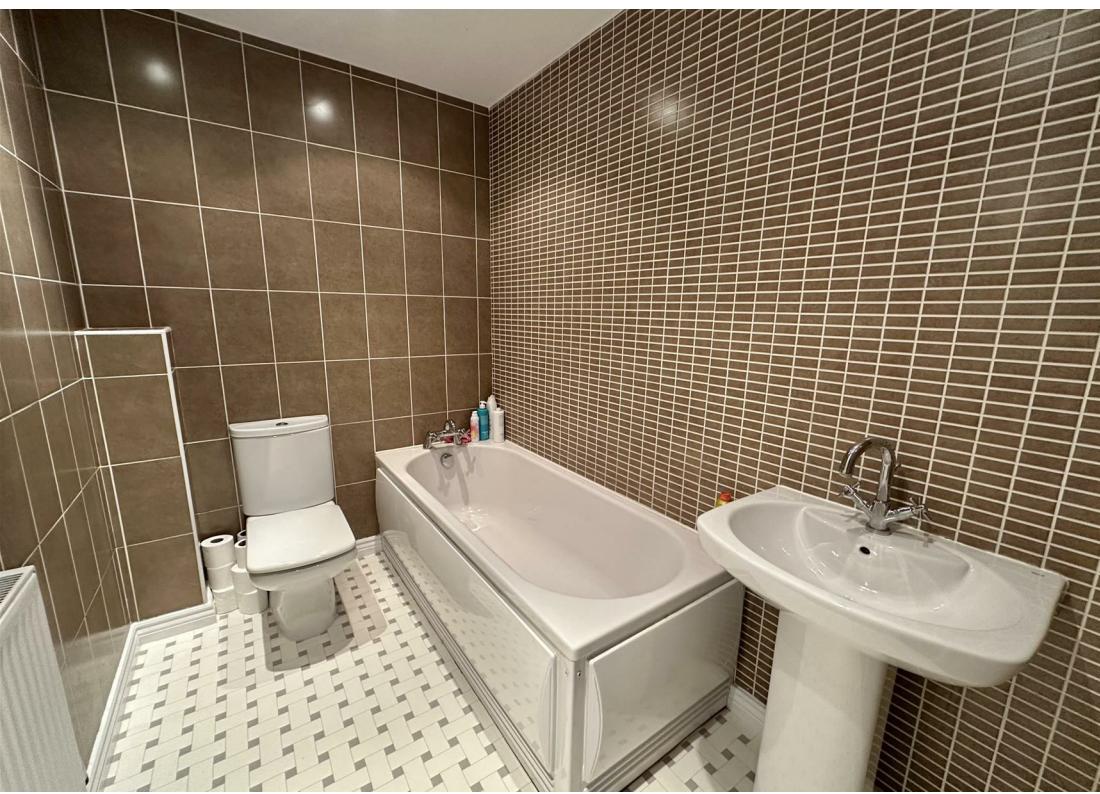
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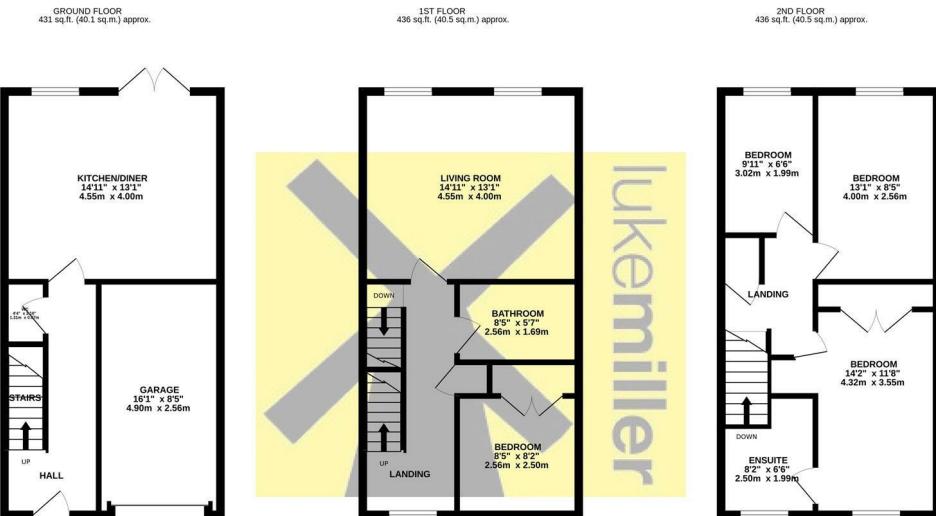
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TOTAL FLOOR AREA: 1302 sq ft (121.0 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 heating system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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