



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



**1 Belgrave Terrace, Thirsk, YO7
1RE
Price Guide £439,950**

A well-proportioned period-style home with modern efficiency, positioned within easy walking distance of the town centre, parks and river walks. The property offers elevated ceilings, strong natural light and balanced accommodation, including a spacious sitting room with bay window, a well-appointed living kitchen with dining space, additional reception room, and a principal bedroom with en suite, together with off-street parking and garden. Offered to the market with no onward chain.



The Property

On entry, a vestibule leads through to a wide reception hall where the proportions of the home are immediately clear. The sitting room is a standout space, with elevated ceilings in keeping with its Victorian style, a large sash bay window overlooking the gardens, and excellent natural light.

The living kitchen is well fitted with coordinating base and wall units, solid wood work surfaces, a range of integrated appliances and illuminated display cabinets. There is space for a dining table and chairs, finished with engineered oak flooring and a window to the rear. A short set of steps leads down to the day room, continuing the oak flooring and offering a flexible additional reception space. Beyond this sits the utility room, with a cloakroom completing the ground floor.

To the first floor, a generous landing gives access to well-proportioned bedrooms and a four-piece bathroom suite. A further staircase leads to the principal bedroom, which benefits from its own en suite. Ceiling heights and natural light continue to be a feature throughout the upper floors.

Externally, there is off-street parking for one vehicle and a lawned garden. The position is particularly convenient, within a short walk of the town centre, local parks, leisure facilities and riverside walks.

The construction reflects the character and proportions of these period-style homes, with attention given to both layout and finish.

An opportunity suited to buyers in a position to proceed. Please contact the office on 01845 525112 to arrange a viewing.

The property is freehold

Council: North Yorkshire

Tax Band: D

EPC: B

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/4359-9339-3180-7393-5202>

The market town of Thirsk

Thirsk, set within 'Herriot Country' between the Yorkshire Dales and North York Moors, offers a well-regarded setting for both everyday living and country pursuits, with a racecourse, golf courses and a range of sporting facilities nearby. The traditional market square provides a wide selection of independent shops, cafes and restaurants, while the adjoining village of Sowerby retains its own identity, with tree-lined Front Street, historic buildings, Cod Beck and local amenities including a public house and schooling.

The area is well served for education, with primary and secondary schools in both Thirsk and Sowerby, alongside a number of respected independent schools within a 20-mile radius. For commuting, the location is particularly convenient, with access to the A1(M) and A19/A168, rail services offering direct links to London Kings Cross in under 2½ hours, and regional airports at Durham Tees Valley and Leeds Bradford within reach.

Disclaimer

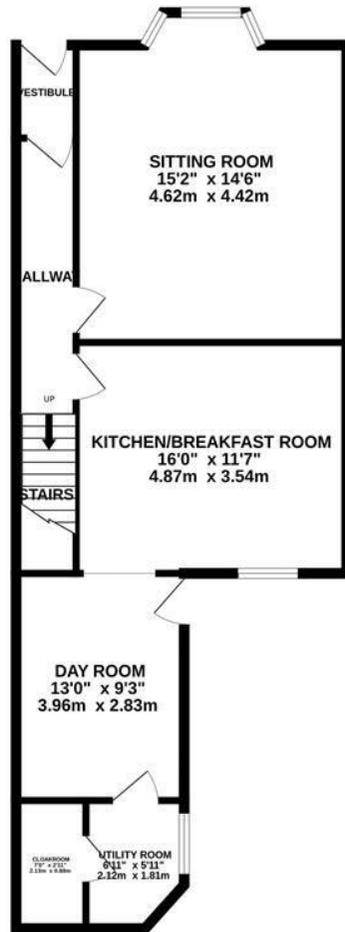
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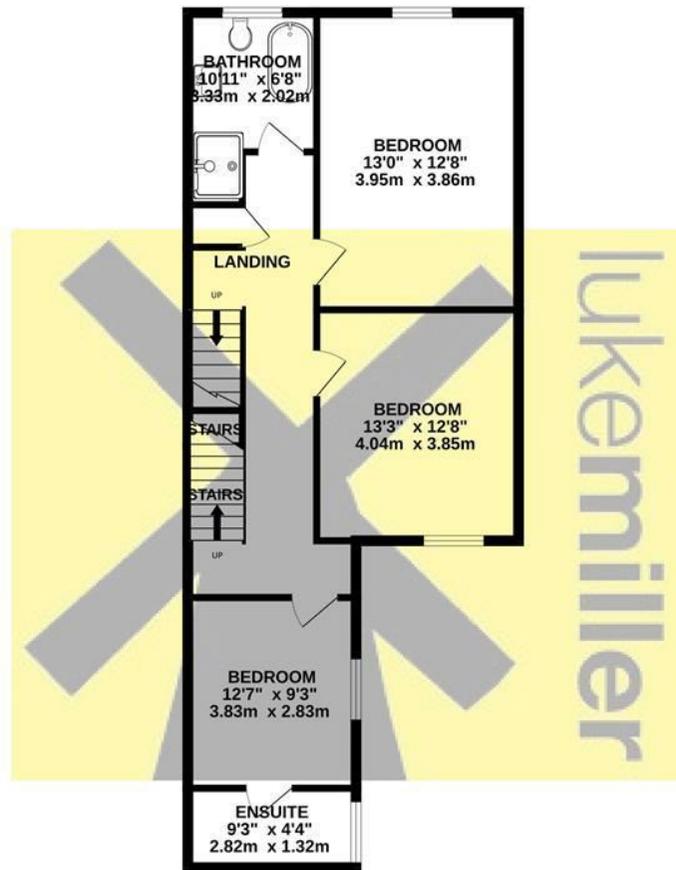




GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



2ND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1813 sq.ft. (168.4 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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