



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



Springholm , Thirsk, YO7 3HS
Price Guide £245,000

This extended and beautifully presented home offers generous living space together with a range of thoughtful improvements, leaving very little for a new owner to consider beyond personalising the décor. The property benefits from an updated kitchen, a ground floor wet room designed with future needs in mind, and enlarged bedrooms, while outside there are private south-facing gardens, a garage and off-road parking for several vehicles.



The property

The living room is beautifully presented with wood-effect flooring and a large window to the front elevation, allowing plenty of natural light into the room. A modern wood-burning stove, set beneath an oak mantel, provides an attractive focal point and creates a warm, welcoming space.

Open plan to the living room, the dining area continues the same flooring and offers ample space for a family dining table and chairs, together with additional furniture such as a sideboard, display cabinet or Welsh dresser.

The kitchen has been updated in a contemporary style and is fitted with a comprehensive range of base and wall units, complemented by integrated appliances and excellent storage. A window to the front elevation and a side access door provide plenty of natural light, while a useful cupboard houses the gas central heating boiler.

To the rear of the property are two generously proportioned double bedrooms, both having been extended to provide considerably more space than is typically found in homes of this style. Each enjoys pleasant views over the south-facing rear garden.

Completing the accommodation is the recently installed wet room. Designed with future accessibility in mind, it offers an excellent practical solution for buyers requiring step-free bathing facilities or those simply planning ahead. It comprises a walk-in shower, WC and wash hand basin, finished with contemporary wall tiling and a side-facing window.

Important Information

The property is freehold

Council: North Yorkshire

Tax Band: C

EPC Rating: E

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/9168-7073-6286-6373-3940>

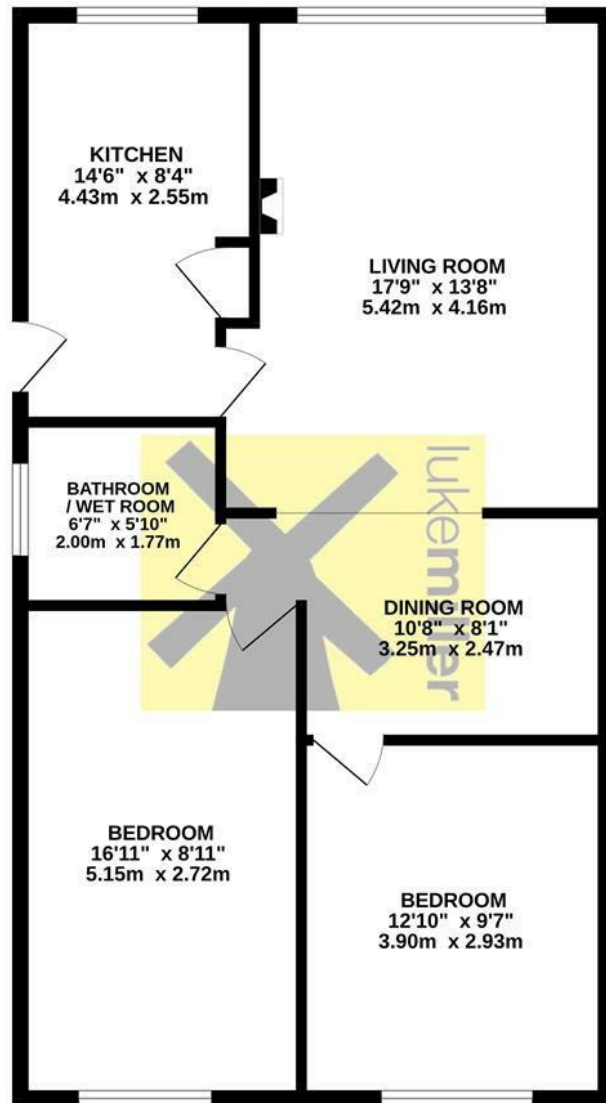
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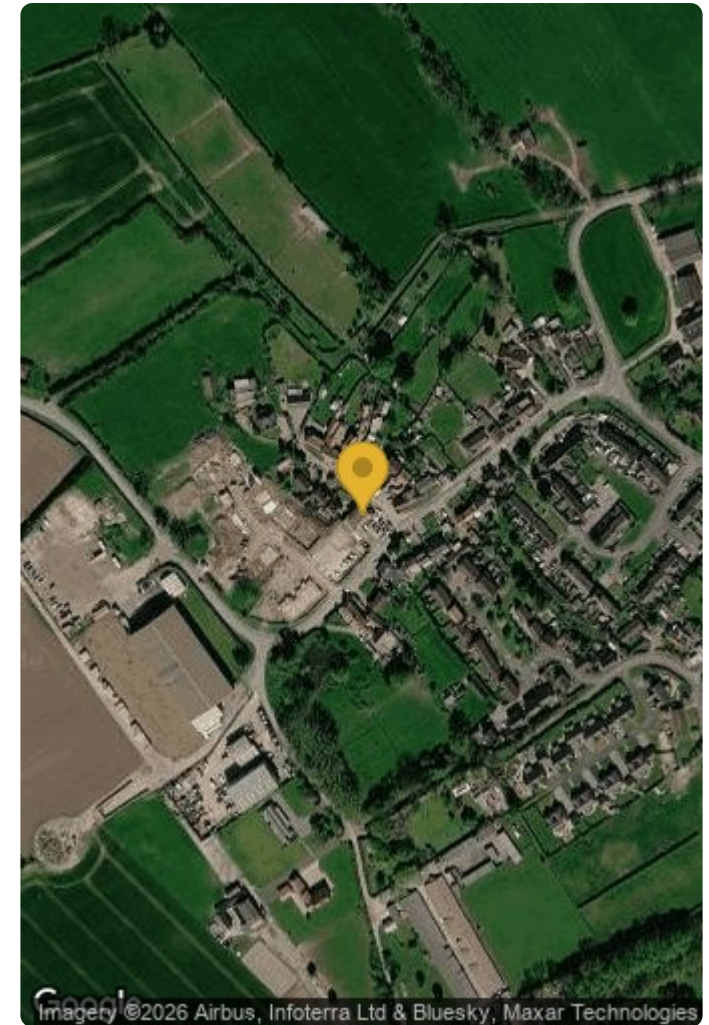




GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.

TOTAL FLOOR AREA : 743 sq.ft. (69.0 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 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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