



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

**19 Freemans Way
Thirsk
North Yorkshire
YO7 1GF**

Price Guide £ 265,000



An opportunity to purchase this four-bedroom home, offered for sale with no onward chain. Previously let as a successful investment,, the home provides well-planned living space, an enclosed rear garden and garage. Conveniently positioned close to the town centre and railway station, the house will suit a range of buyers and early viewing is recommended.

- Offered for sale with no onward chain
- Enclosed, low-maintenance rear garden
- Four-bedroom layout arranged over three floors
- Single garage with parking for two vehicles
- Open-plan living/dining room with doors to the rear garden
- Viewings are essential



The Property

The property opens into an entrance hall, providing a straightforward and practical layout with access to the kitchen, living/dining room, ground-floor cloakroom, and stairs leading to the first-floor accommodation.

The kitchen is positioned at the front of the property and is fitted with a range of base and wall units offering good everyday storage, along with a selection of integrated appliances. There is space for additional freestanding appliances as required, and the central heating boiler is also housed within the kitchen.

To the rear, the living/dining room is a well-proportioned space with room for both a comfortable seating area and a dining table. Double doors open directly onto the rear garden, allowing good natural light into the room and providing easy access outside, making it a practical space for day-to-day living as well as when entertaining. Completing the ground floor is a cloakroom fitted with a WC and wash basin, which is particularly useful for guests.

On the first floor, the landing gives access to three bedrooms with one having the benefit of an ensuite shower room. The house bathroom is fitted with a panelled bath, WC and wash basin. Stairs lead from the landing to the second floor.

The second floor is dedicated to the main bedroom, which is set away from the rest of the accommodation and benefits from its own en-suite shower room. This level offers a good degree of privacy and works well as a principal bedroom or guest suite.

Externally, the front garden is designed for low maintenance, with a pathway leading to the main entrance. The rear garden is enclosed and laid with artificial lawn for ease of upkeep, making it a usable outdoor space without ongoing maintenance demands. The property also benefits from a single garage with an up-and-over door and a personal access door, located within a communal block to the rear of the property. In addition, there is parking available for one vehicle to the front of the garage.

Important Information

Council: North Yorkshire

Tax Band: D

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2882-5580-2695-8301>

Disclaimer

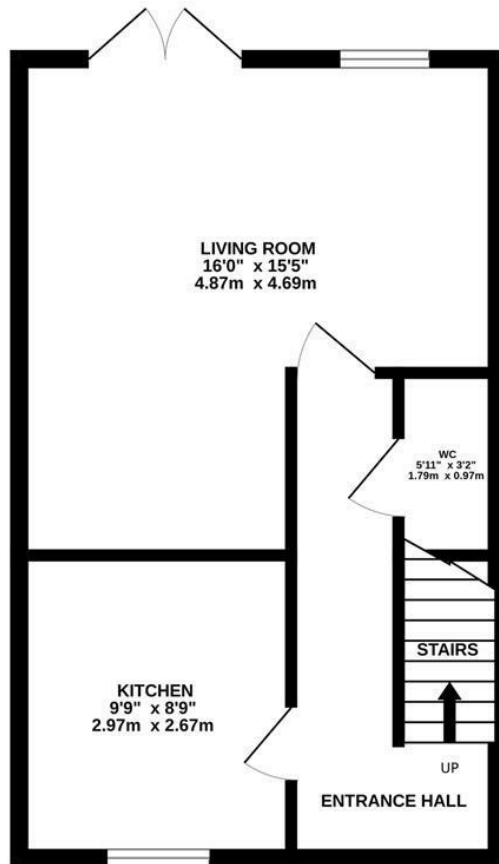
We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

The copyright and all other intellectual property rights on this site, including marketing materials, trademarks, service marks, trade names, text, graphics, code, files, and links, are owned by Luke Miller & Associates. All rights are reserved.

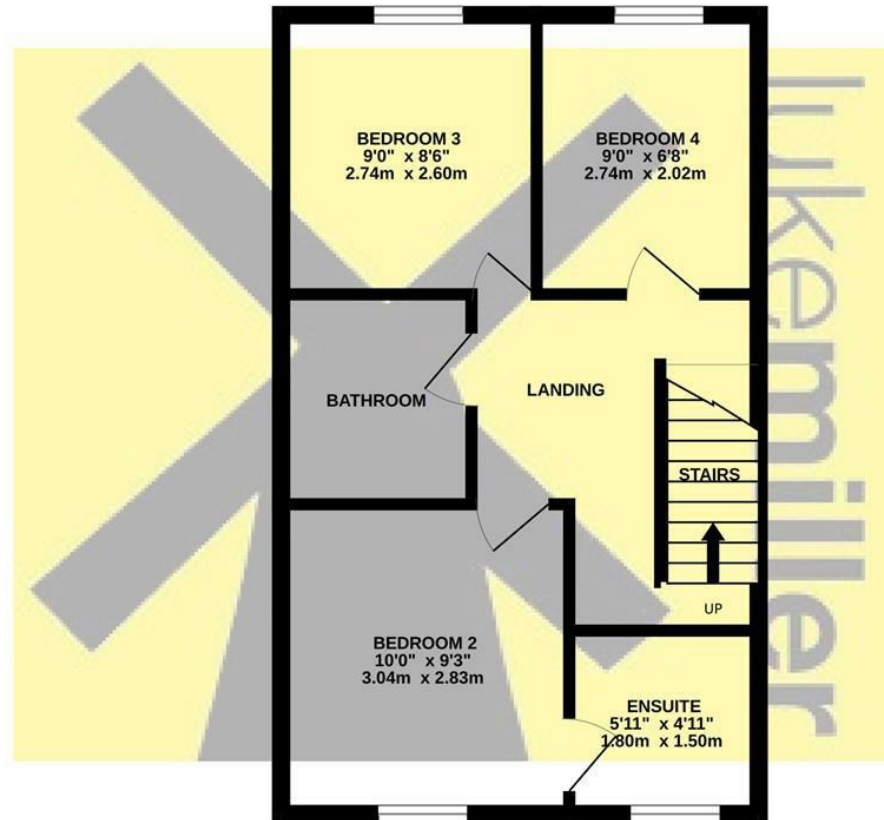




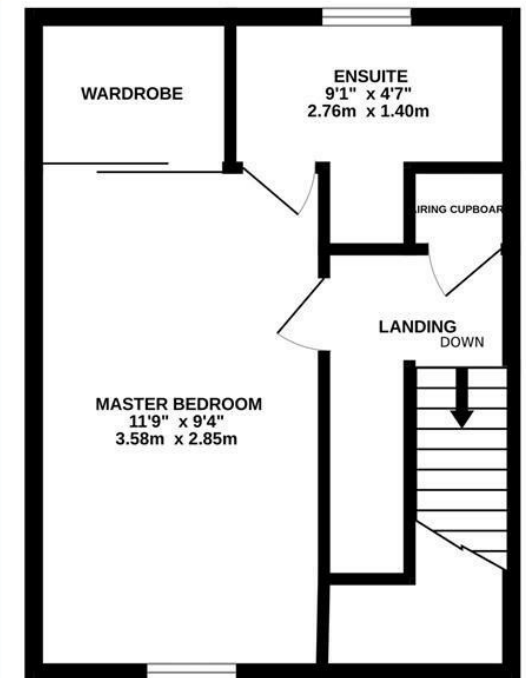
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.
Made with Metropix ©2025