



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



6 St Giles Close, Thirsk, YO7 3BU
Price Guide £240,000

A well-presented three-bedroom home positioned within easy reach of Thirsk town centre, offering well-balanced accommodation, a fitted dining kitchen with a range of integrated appliances, low-maintenance gardens, driveway parking and a garage. The property also provides two double bedrooms with fitted wardrobes, a further single bedroom or home office, and a bright front living room.



The property

On entering the property, the reception hall provides access to the living room, with a staircase rising to the first-floor accommodation.

The living room is positioned to the front of the home and has a large double glazed window bringing plenty of natural light into the room. A door leads through to the dining kitchen at the rear.

The dining kitchen is fitted with a comprehensive range of base and wall units, providing good storage together with ample work surface area. There is also a host of fitted appliances, together with plumbing for additional utilities. Double glazed windows overlook the rear garden, while a side door provides external access. There is also a useful understairs storage cupboard and space for a dining table and chairs.

To the first floor, the landing has a double glazed window to the side elevation, bringing natural light into the area, with doors leading to the three bedrooms and bathroom.

The principal bedroom is a good-sized double room with a range of fitted wardrobes and a double glazed window.

Bedroom two is also a double room and benefits from fitted wardrobes together with a double glazed window.

The third bedroom is a single room which could equally suit use as a home office or study if required.

The bathroom is fitted with a three-piece suite comprising a panelled bath with shower and screen, WC and pedestal wash hand basin. The room is finished with tiled surrounds and has a double glazed window.

Externally, the front garden has been gravelled for ease of maintenance, with established planting providing additional interest.

The rear garden is also designed with low maintenance in mind, predominantly gravelled and providing an easily managed outside space.

A driveway provides off-road parking and leads to the garage, which has an up-and-over door together with power.

****Important Information****

Tenure: Freehold

Local Authority: North Yorkshire Council

Council Tax Band: C

EPC Rating: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2978-5590-2806-7741>

We are informed that all mains services are available to the property.

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.

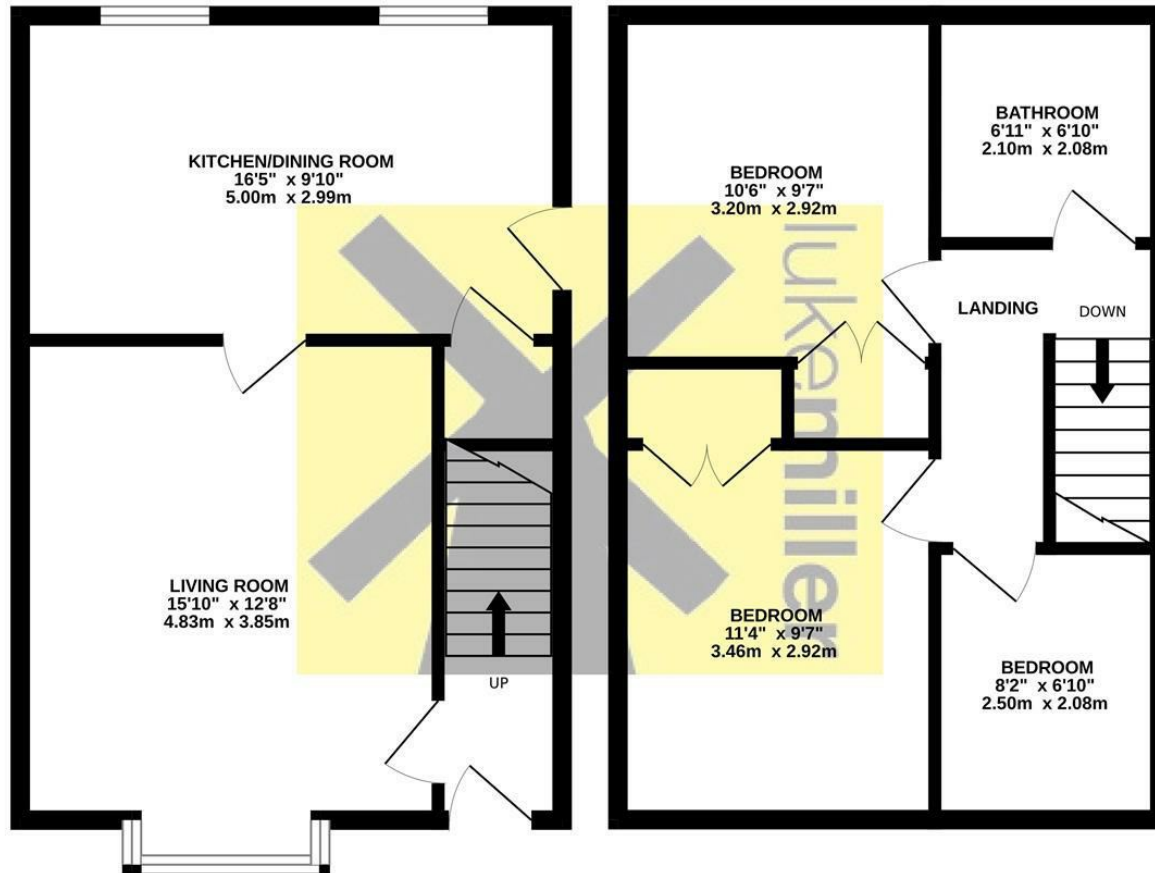
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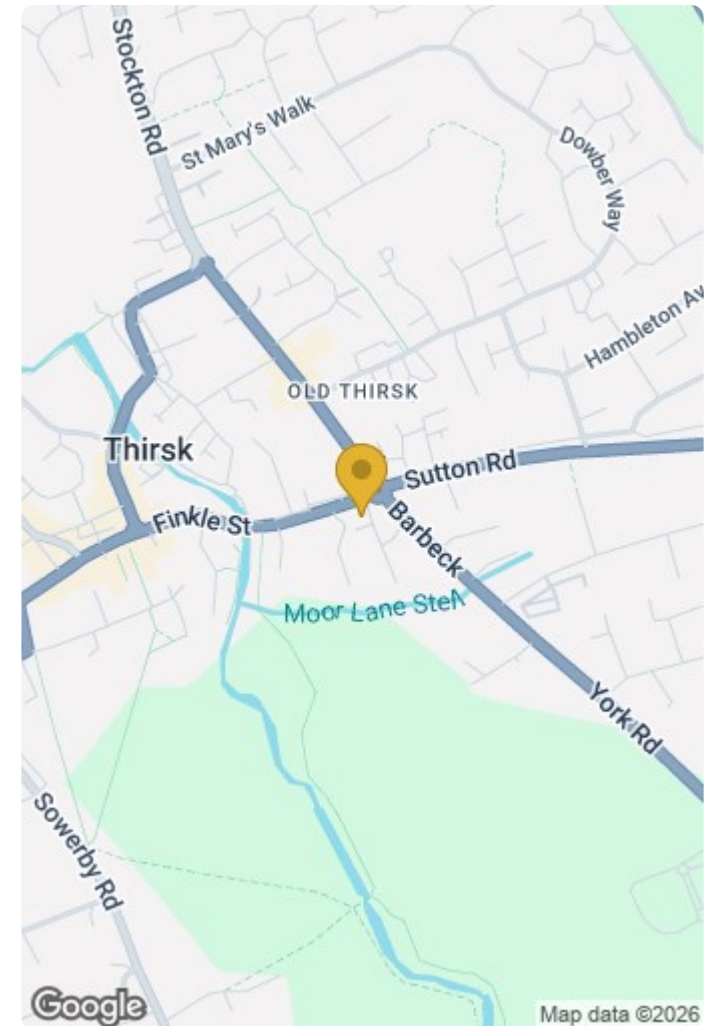
GROUND FLOOR
406 sq.ft. (37.8 sq.m.) approx.

1ST FLOOR
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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