



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE



**19 Whitelass Close, Thirsk,
YO7 1FG
Price Guide £219,999**

A well-presented two-bedroom home set on a generous corner plot, with the added benefit of a garage and off-street parking. The property offers good internal space with scope to extend (subject to planning) and a private garden.



The property

On entering the home, a small vestibule provides storage for coats and shoes and leads into the living room. This is a large, bright space with a box bay window to the front and a wood-burning stove as the focal point. Stairs rise to the first floor, and a door gives access to the kitchen.

The kitchen is fitted with a range of wall and base units, providing practical storage and good countertop workspace. There is plumbing for appliances and a window overlooking the rear garden. Double doors open into a garden room, currently used as a home office, which has a side window, roof light, and doors leading out to the garden.

Upstairs, there are two double bedrooms. The main bedroom is generously sized and comfortably accommodates free-standing furniture. The house bathroom is fitted with a panelled bath and shower, WC, and wash hand basin on a pedestal, with tiled surrounds and a window to the rear.

Externally, the gardens are divided into two areas. Directly from the garden room there are gravel beds and paved walkways for low-maintenance use, while to the side is a lawned garden with a greenhouse. A raised decked terrace provides a useful seating and entertaining space. To the front, the property benefits from a single garage and off-road parking for one vehicle.

Important Information:

The property is freehold

Council: North Yorkshire

Tax Band: B

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8807-4464-3429-7307-0563>

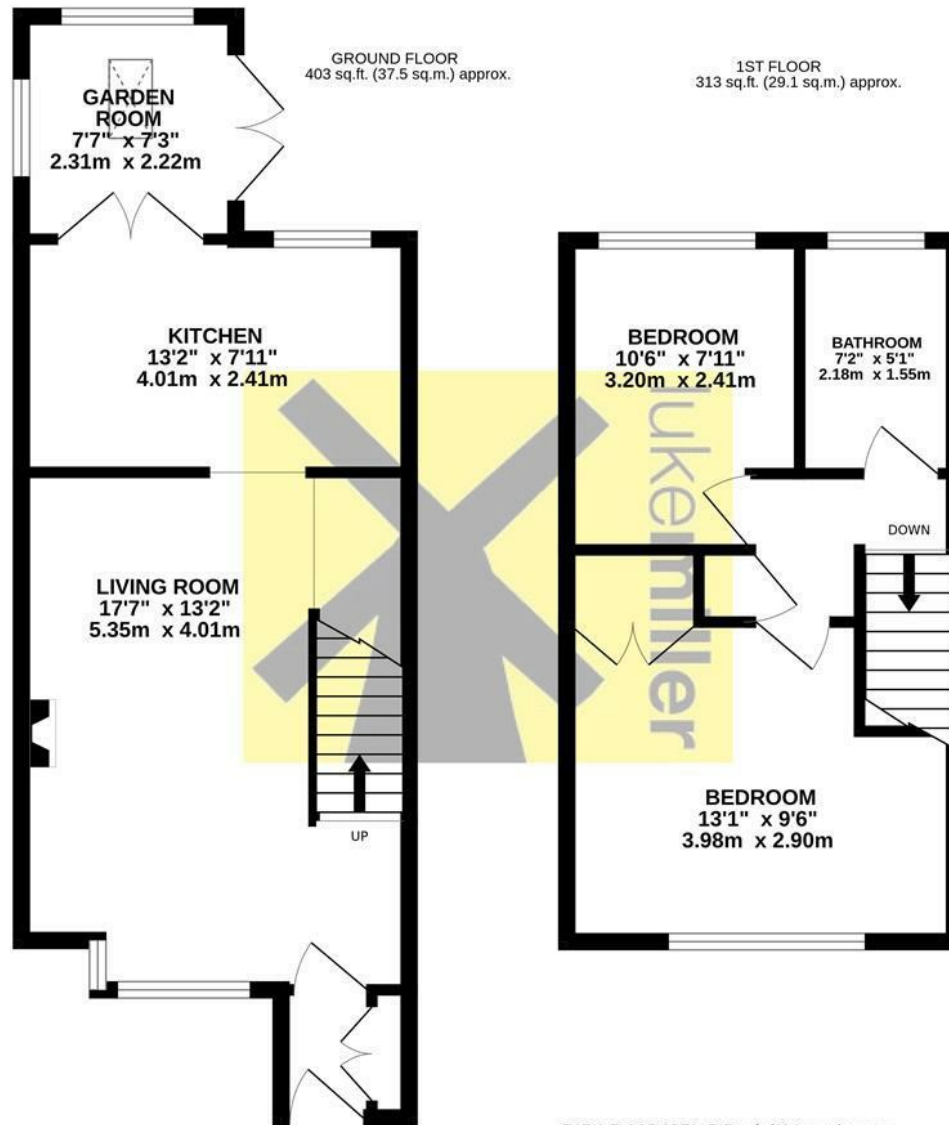
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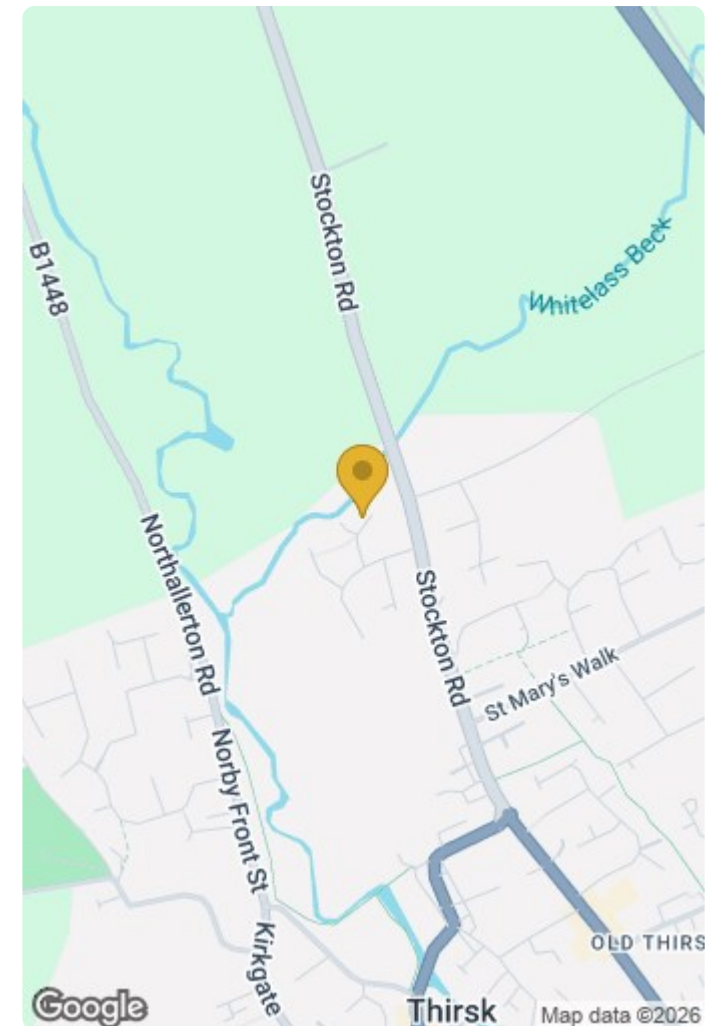






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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