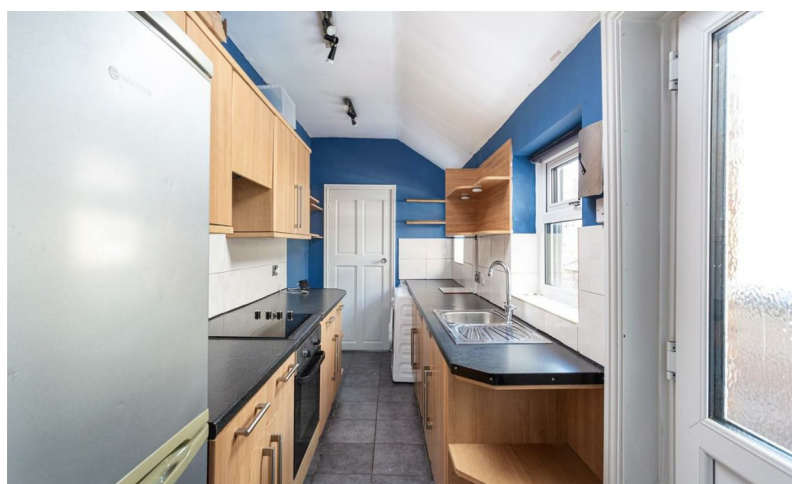


Melbourne Place, Thirsk YO7 1QY

Offers In The Region Of £170,000

Stephensons
estate agents & chartered surveyors

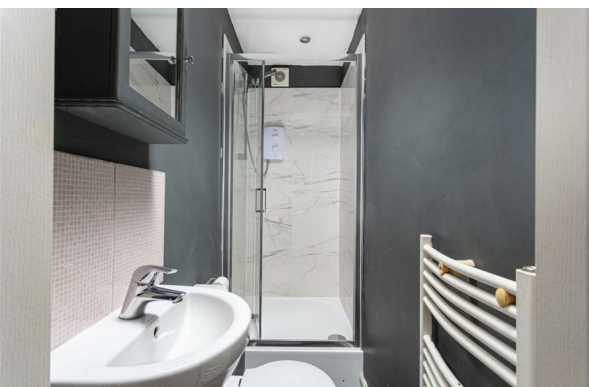


**** NO ONWARD CHAIN ****

A spacious and well-appointed mid terrace property with gas central heating, ideal for professional couples and small families located centrally in the market town with courtyard garden and two bathrooms.

Tenure: Freehold
 Broadband Coverage: up to 1600* Mbps download speed
 EPC Rating: D (67)
 Council Tax: B North Yorkshire Council
 Current Planning Permission: No current valid planning permissions.

*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



Partners:

J F Stephenson MA (Cantab) FRICS FAAV
 I E Reynolds BSc (Est Man) FRICS
 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
 J E Reynolds BA (Hons) MRICS
 R L Cordingley BSc FRICS FAAV
 J C Drewniak BA (Hons)
 E G Newby MRICS
 T Brooks MNAEA

York: 01904 625533
 Boroughbridge: 01423 324324
 Easingwold: 01347 821145
 Selby: 01757 706707
 Haxby: 01904 809900

Associate Partners:

N Lawrence
 I Jarvis MNAEA

A 3 storey, period townhouse set in the heart of Thirsk which is certain to be of interest to first time buyers and property investors.

Internally, the property is entered at the front through a double glazed front door into the front sitting room which has an inset fireplace with marble hearth in addition to a television aerial, radiator, and laminated flooring.

Beyond is a separate dining room which has a further inset fireplace, radiator, television aerial point and laminated flooring.

Beyond the dining room a galley kitchen which has a range of built-in base units to 2 sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards with ceramic tiled splashbacks. The kitchen includes a built-in electric oven and 4 point hob with additional space for a freestanding fridge freezer unit and plumbing for a washing machine.

The ground floor accommodation is completed by a bathroom which has a low flush W.C., wash hand basin and inset bath with wall mounted shower attachment and ¾ height tiled splashbacks. To the first floor are 2 good sized bedrooms, the main bedroom of which is located at the front of the house. Both bedrooms have uPVC framed double glazed casement windows and radiators.

There is a first floor shower room with a low flush W.C., wash hand basin and walk-in shower cubicle. There is a third bedroom situated on the second floor which has twin built-in eaves storage cupboards and features a Velux roof light.

The internal accommodation benefits from gas fired central heating throughout.

Externally, the property is accessed directly off Melbourne Place and has a rear courtyard with gated rear entrance and walled boundaries. There is a secondary garden located to the rear which is included within the sale.

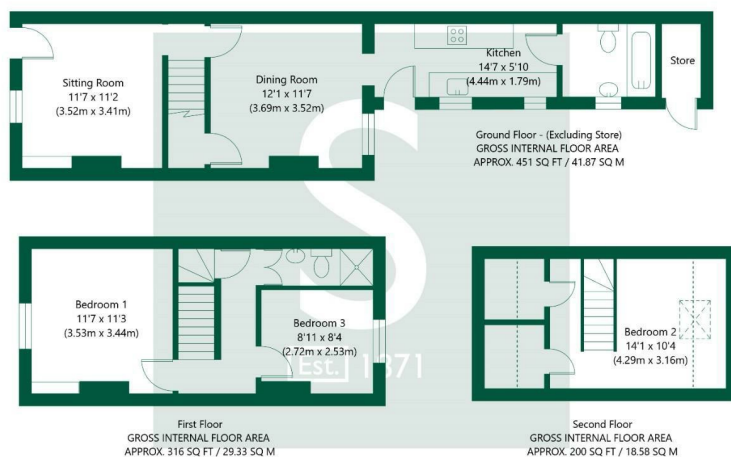
Crucially, the property is being offered for sale with no onward chain.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Anti Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

Melbourne Place, Thirsk, YO7 1QY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 967 SQ FT / 89.78 SQ M - (Excluding Store)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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