



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



24 Poppy Drive, Thirsk, YO7 3SJ  
Price Guide £250,000

A well-presented three-bedroom home with off-road parking, a private rear garden, and a practical open-plan kitchen/dining space. Located within easy reach of local amenities and transport links, this property offers modern living across two floors, making it ideal for first-time buyers, families, or those looking to downsize.



**The Property**

This modern home provides well-planned living space across two floors, with a layout that works well for a range of buyers.

To the ground floor, the living room sits to the front of the property and offers comfortable space for a sofa suite and additional furniture. From here, a door leads through to the open-plan kitchen and dining area at the rear. This is a practical family space with room for a dining table, modern fitted units, and double doors opening directly onto the rear garden, making it easy to move between indoors and outdoors. Off the reception hall is a cloakroom with WC

Upstairs, there are three bedrooms—two double and one single—along with a family bathroom fitted with a panelled bath, WC, and a wash hand basin set into a vanity unit for extra storage.

Externally, there is off-road parking to the front of the property. The rear garden is a good size, mainly laid to lawn with fenced boundaries and a patio area, offering a private and enclosed space.

The property benefits from gas central heating and is offered as Freehold.

Local Authority: Hambleton District Council

Council Tax Band: C

EPC Rating: B

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8833-7538-5950-8313-0996>

Please note that the photographs were taken pre tenancy. The tenants are vacating the property very shortly and photographs will be updated.

**Disclaimer**

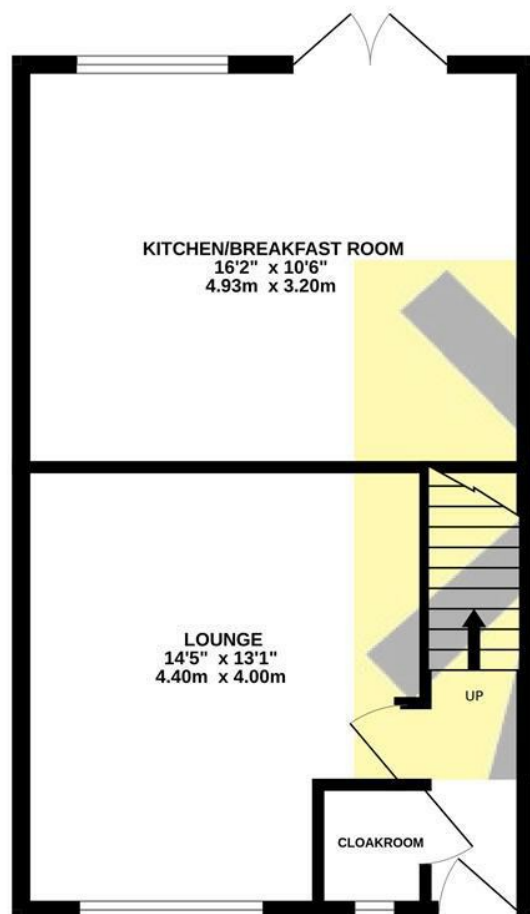
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GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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Tel: 01845 525112 Email: [sales@lukemiller.co.uk](mailto:sales@lukemiller.co.uk) [www.lukemiller.co.uk](http://www.lukemiller.co.uk) 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA