



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



29 Saxty Way, Thirsk, YO7 1SG
Price Guide £285,000

Offering excellent and versatile living accommodation across two floors, this well-positioned home enjoys attractive gardens, ample off-road parking and a garage. Available with no onward chain, the property is ideally suited to purchasers in a position to proceed immediately, and early enquiries are strongly encouraged.



The property

On entering the property, the reception hall immediately provides a practical welcome, with two useful storage cupboards and access to both the living room and kitchen.

Positioned to the front elevation, the generously proportioned living room is centred around a contemporary illuminated electric fire, creating an attractive focal point. A large window fills the room with natural light, whilst the excellent floor space comfortably accommodates a large lounge suite together with a dining table and chairs should the successful purchaser wish to create a formal dining area.

The kitchen is well appointed and fitted with a comprehensive range of contemporary base and wall units, complemented by excellent worktop space and a host of integrated appliances. Two windows to the side elevation provide good levels of natural light, creating a bright and practical workspace.

Leading from the living room, the inner hall provides access to two ground-floor bedrooms and the modern shower room. The guest bedroom is a spacious double enjoying pleasant views over the rear garden, whilst the third bedroom offers excellent flexibility and could equally be utilised as a dining room, home office or additional sitting room. Double doors open directly onto the rear garden, making this an ideal space to enjoy the outside during the warmer months.

The shower room has been modernised and requires no immediate updating, comprising a walk-in shower, low-level WC, pedestal wash hand basin, tiled walls and a window to the side elevation.

Occupying the first floor, the principal bedroom is an impressive size, offering excellent floor space together with useful under-eaves storage. The room is further enhanced by a private en-suite shower room comprising a walk-in shower, low-level WC, pedestal wash hand basin, tiled walls and a window providing natural light and ventilation.

Externally, the property enjoys beautifully established gardens. To the front, the garden has been designed for ease of maintenance whilst retaining an attractive appearance, with mature herbaceous borders and flowering plants providing colour throughout the seasons. A generous driveway provides off-road parking for several vehicles and leads to the single garage.

The south-facing rear garden is undoubtedly one of the property's standout features. Thoughtfully landscaped, it offers an excellent variety of mature shrubs, flowering plants and smaller fruit trees, together with flagged pathways, gravelled seating areas and a greenhouse. Several seating areas have been created throughout the garden, allowing purchasers to enjoy the sunshine at different times of the day whilst appreciating the privacy and well-established surroundings.

Important Information

The property is freehold
Council: North Yorkshire
Tax Band: C
EPC:
EPC Link:

Disclaimer

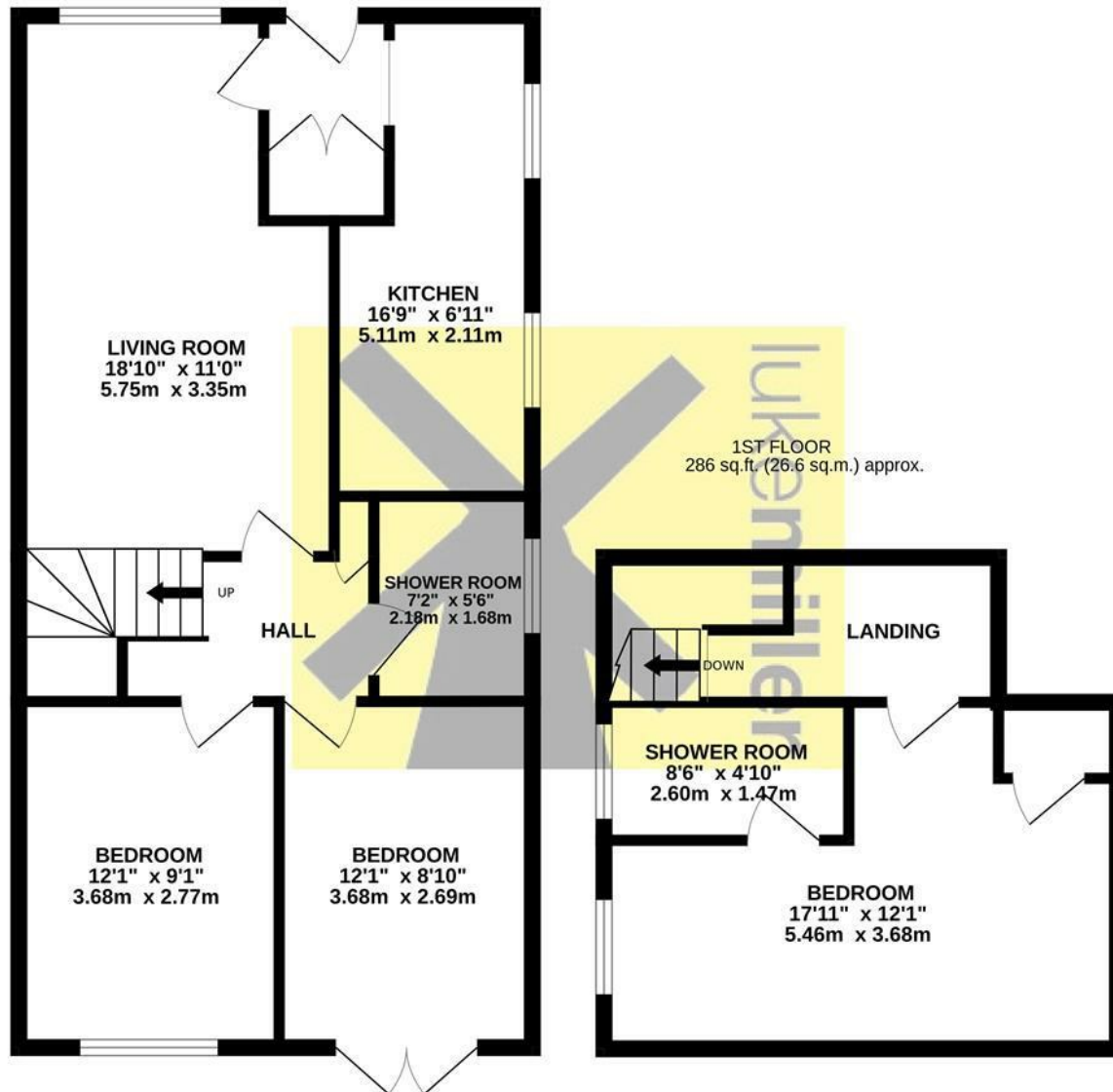
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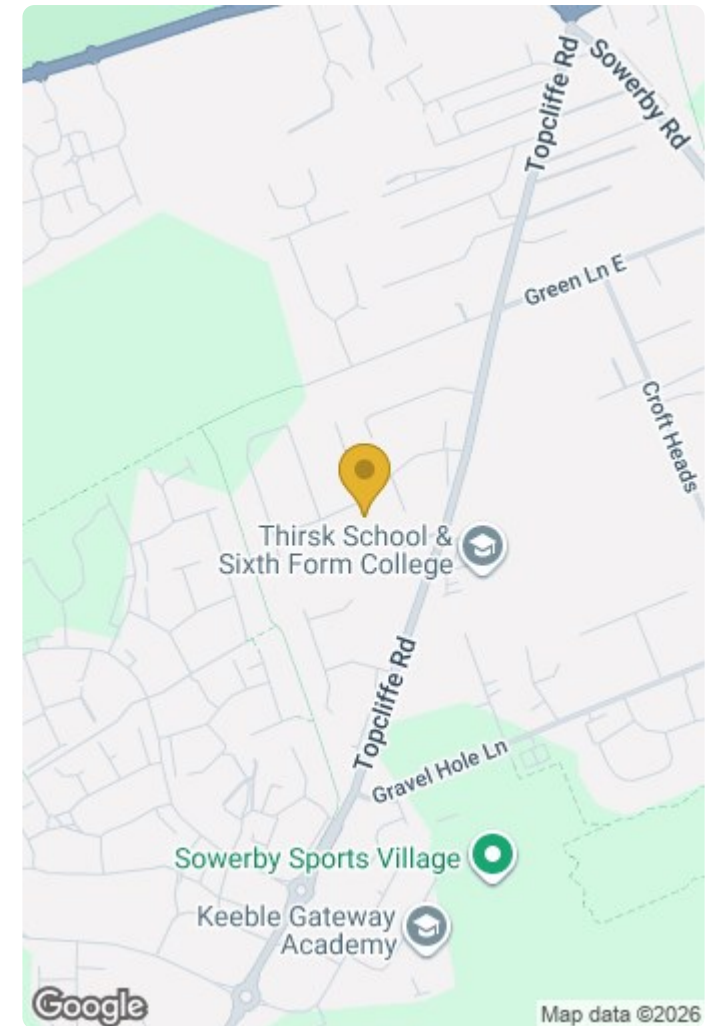
GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.

TOTAL FLOOR AREA : 931 sq.ft. (86.5 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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