



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



53 Kings Gardens, Thirsk, YO7 1NU
Price Guide £225,000

A smartly presented and updated home offering far more space than first appears from the front. The property includes a contemporary kitchen, a generous lounge dining room, two double bedrooms, a bathroom and ground floor cloakroom. To the rear, the house enjoys particularly large gardens, giving buyers valuable outside space that is not immediately apparent from an external glance.

- Two generous double bedrooms with additional first-floor cloakroom
- Contemporary kitchen with integrated appliances and pantry storage
- Spacious lounge dining room with dual aspect and garden outlook
- Large rear garden with greenhouse, outbuilding and potential for further use



The Property

On entering, a central reception hall provides access to the lounge dining room, kitchen, bathroom and staircase to the first floor. The lounge dining room is a well-proportioned space with windows to two elevations, bringing in good natural light and outlook over the rear garden. The kitchen is fitted with a range of base and wall units, offering ample worktop space, integrated appliances and a useful double pantry cupboard, with a door and window opening to the garden. The ground floor bathroom completes the layout.

To the first floor are two generous double bedrooms, both similar in size, with the principal bedroom benefiting from windows to two elevations. A cloakroom has been created between the bedrooms, making practical use of what would otherwise be unused space.

Externally, the property is set behind wrought iron gates with a driveway providing off-road parking for two vehicles and a path leading to the front door. Access to the rear is via a shared passage with the neighbouring property. The rear garden is notably large and arranged in sections, with a more enclosed area for day-to-day use and a further garden beyond, currently set up with a greenhouse and space for growing produce. There is also a brick outbuilding, and the size of the plot offers potential for those considering a garden office or similar, subject to any necessary consents.

Important Information

The property is freehold

Council: North Yorkshire

Tax Band: B

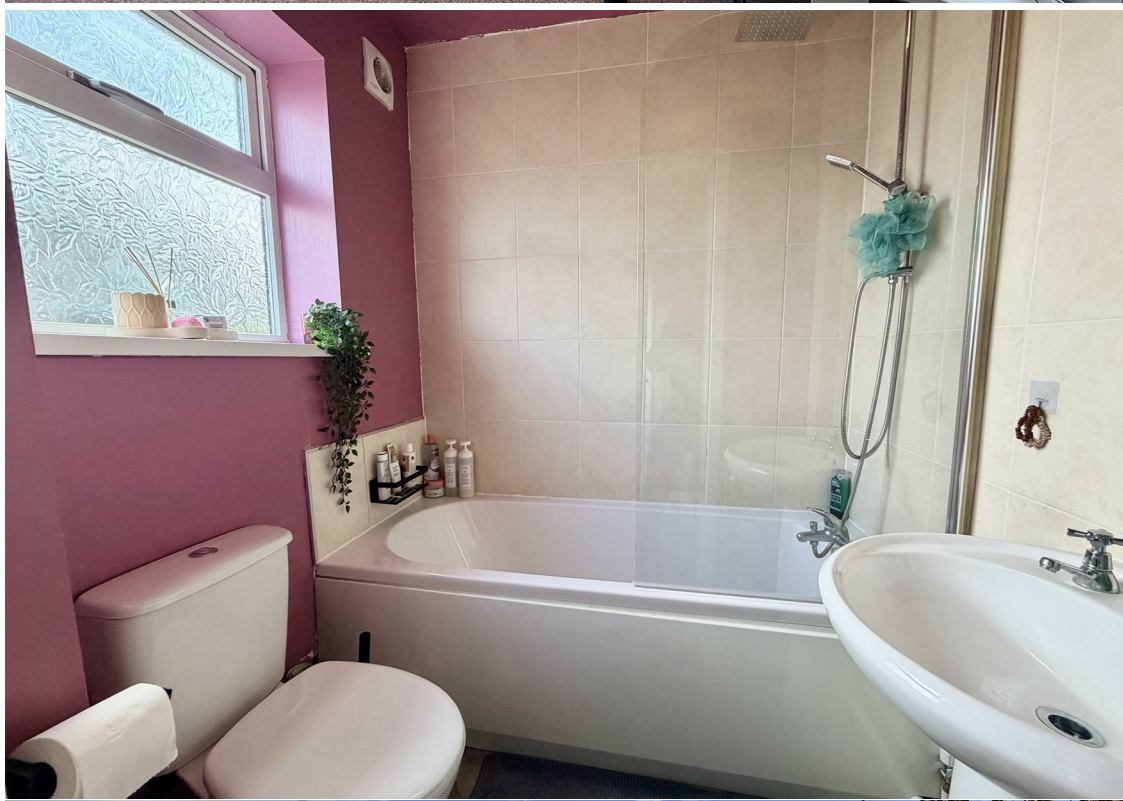
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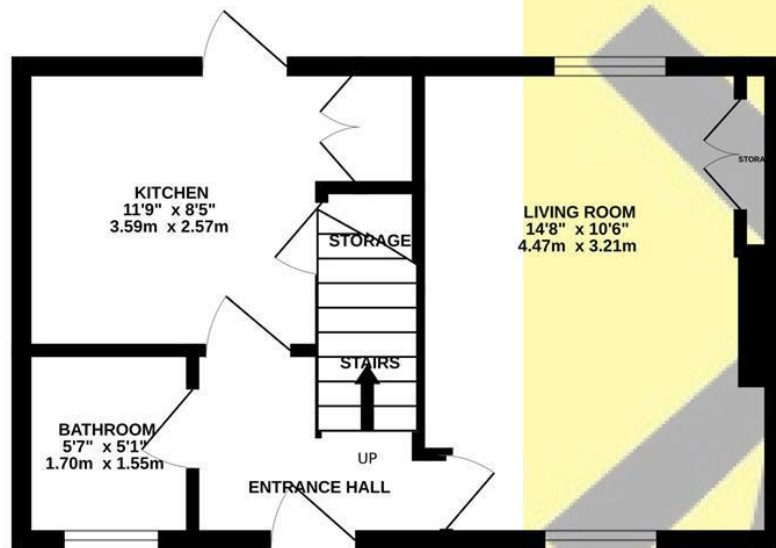
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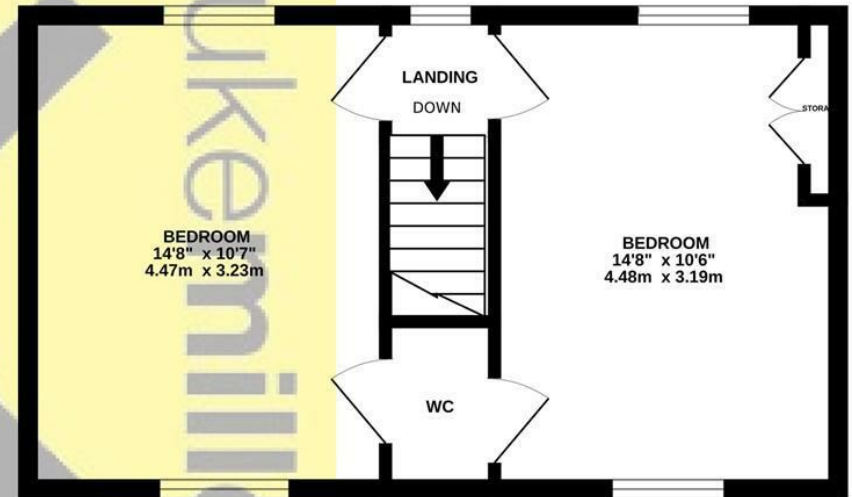




GROUND FLOOR
311 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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