



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



**10 St. Marys Close, Thirsk, YO7 1ER
Price Guide £290,000**

Offered with no onward chain, this detached two-bedroom bungalow sits in a quiet cul-de-sac within the well-regarded St Mary's Close. Likely to suit buyers looking for a manageable home in a peaceful position, the property offers well-balanced living space, a south-west facing garden, garage and ample parking. Early viewing is recommended.



The Property

On entry, a vestibule leads into a generous living room with the hearth as the focal point. There is a large front window and enough space for a full suite along with a dining table if required. From here, an inner hall gives access to the remaining accommodation and includes two useful storage cupboards.

The breakfast kitchen sits to the front and is fitted with a range of base and wall units, good worktop space and integrated appliances, along with plumbing for utilities. There is room for a small table and chairs overlooking the front garden, and a door provides side access.

The main bedroom is particularly spacious and benefits from fitted wardrobes, with bedroom two also offering built-in storage and direct access to the conservatory. The conservatory looks out over the rear garden and provides a quiet additional sitting area.

The bathroom is fitted with a panel bath with shower over, WC, and wash hand basin set within a vanity unit, with a window to the side.

Externally, the gardens are mainly laid to lawn with established beds and borders, along with a private patio area to the rear. A flagged path runs to both sides of the property for access. There is a single garage (5.2m x 2.68m) and a driveway providing ample parking for several vehicles or a motorhome.

Important Information

The property is freehold

Heating: Gas central heating

Council: Hambleton

Tax Band: D

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/4100-7172-0022-5697-3463>

Disclaimer

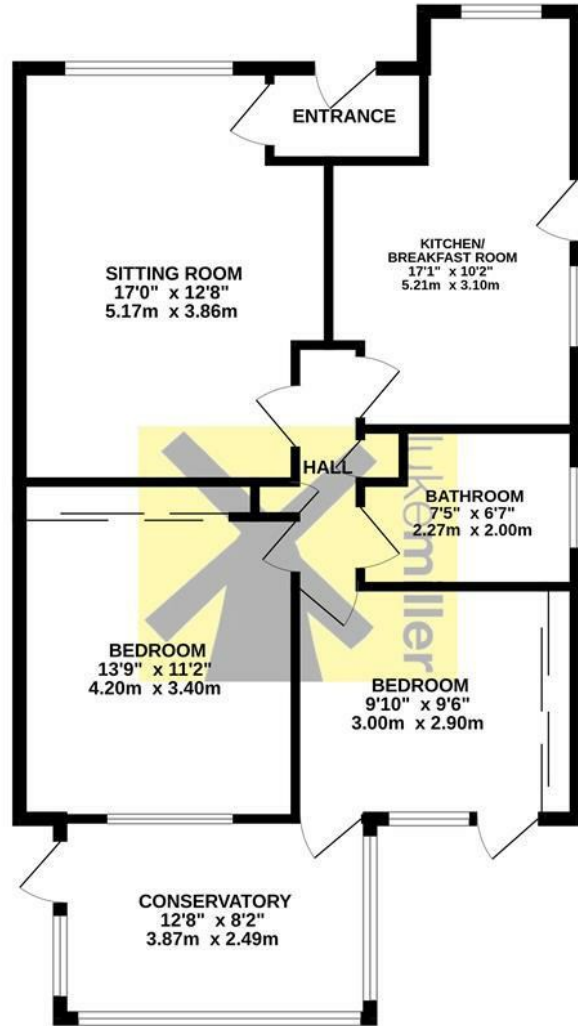
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GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 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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