



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**6 St. Marys Close, Thirsk, YO7 1ER**  
**Price Guide £350,000**

We are pleased to bring to the market this particularly spacious detached bungalow, set within the well-regarded St Marys area, known for its quiet streets and easy access to Thirsk town centre. The property is well maintained throughout, set within tidy, manageable grounds, and benefits from extended parking, a carport and garage. Offered with no onward chain, we are seeking buyers able to progress promptly.



**The Property**

You enter the property through a practical porch vestibule, which leads into the reception hall providing access to the main accommodation and the loft via a hatch. The living room sits to the front of the home and offers generous space with a fire as the focal point. This room opens into the dining area, suitable for both day-to-day use and hosting. From here, double doors lead into the conservatory, a comfortable space overlooking the south-west facing rear garden.

The kitchen provides an excellent range of storage cupboards together with fitted appliances, generous worktop areas and tiled splashbacks, creating a well-organised and functional space for daily use. A rear-facing window brings in natural light, and a door leads through to the utility and boot room, offering additional workspace and useful separation from the main living areas.

There are three bedrooms in total, comprising two well-proportioned doubles and a comfortable single room. The recently upgraded bathroom ensures the incoming owners will not need to consider refurbishment in the near term. It is arranged with a panelled bath, separate shower enclosure, wash hand basin and a modern tiled finish.

The hallway serves the main accommodation and incorporates an airing cupboard with storage providing practical solutions for household organisation.

Externally, the front and rear gardens are well kept and offer a pleasant level of privacy. The extended driveway sits alongside a carport and garage, providing excellent parking for multiple vehicles. The garage is fitted with a roller door as well as power and lighting.

The property is freehold

Council: North Yorkshire

Tax Band: D

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8700-7706-8429-2177-6513>

**Disclaimer**

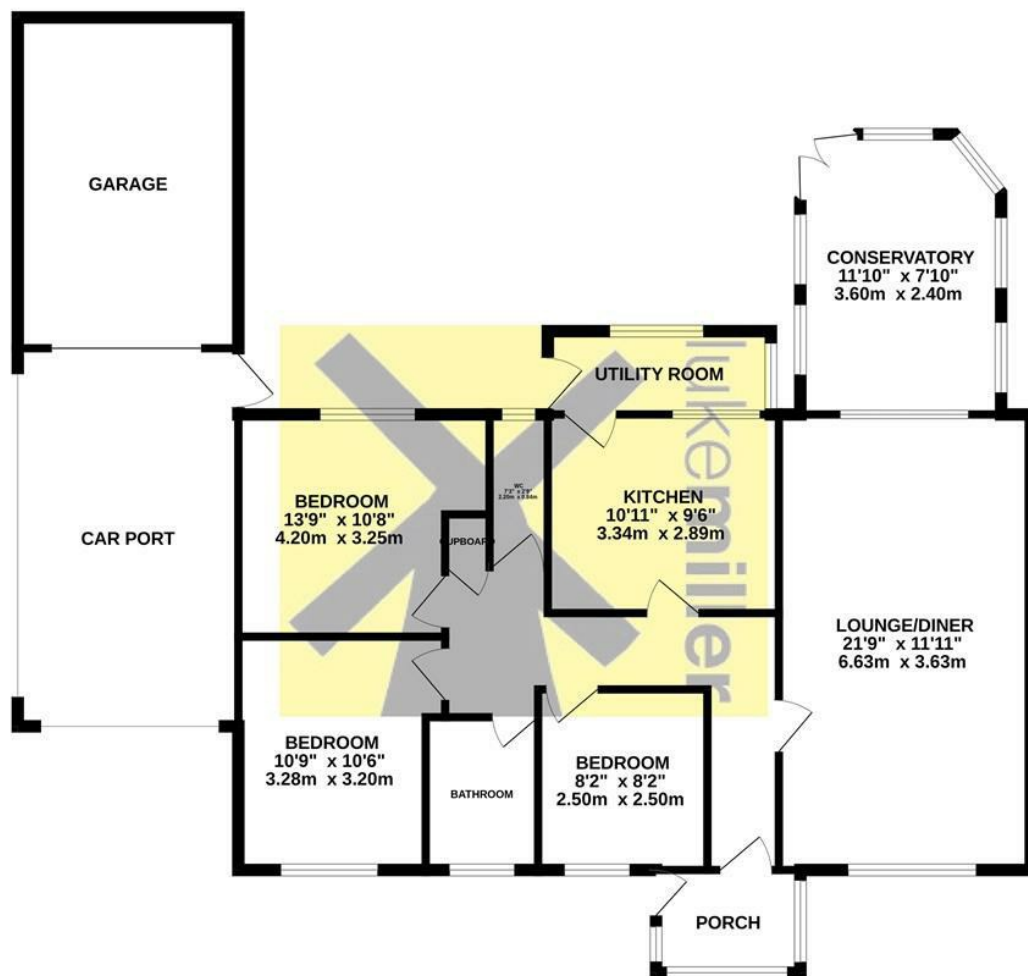
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## GROUND FLOOR



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