



88 Norby Estate, Thirsk, YO7 1BW
Price Guide £250,000



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

An extended family home with superb gardens backing onto open fields which offers a rare opportunity to acquire a substantial home in a setting that gives an immediate sense of space and privacy. With generous accommodation, excellent outdoor space and clear appeal for family buyers, this is a property that should be viewed to be fully appreciated.



The Property

On entry, the reception hall provides access to both the living room and kitchen, with stairs rising to the first floor. The living room is a well-proportioned space, comfortably accommodating both seating and a full dining arrangement. A large front-facing window brings in good natural light, while patio doors open into the conservatory. A wood-burning stove with oak mantel forms a clear focal point, and there is direct access through to the breakfast kitchen.

The conservatory sits to the rear, offering a pleasant outlook over the garden and an additional sitting area. The breakfast kitchen is fitted with a range of base and wall units, providing ample worktop space, integrated appliances and strong storage provision, with a window overlooking the rear garden.

Adjacent to the kitchen is a ground floor double bedroom with en suite, suited to those considering longer-term flexibility or guest accommodation. Double doors open onto a covered seating area, making it usable in all seasons. The en suite includes a panel bath with shower over, WC, wash hand basin and built-in storage. A separate utility room completes the ground floor, fitted with additional units, sink and plumbing for appliances, along with a front-facing window.

To the first floor, the principal bedroom is particularly generous, with space for freestanding furniture. Bedroom two is a double room with windows to two elevations and a built-in cupboard, while bedroom three is a larger single enjoying views over the open fields to the rear. The shower room is fitted with a walk-in enclosure and vanity unit with basin, and there is a separate cloakroom with WC and wash hand basin.

Externally, the rear garden is a key feature of the property. Not fully appreciated from first glance, it offers a covered seating area accessed from both the conservatory and ground floor bedroom, along with a sizeable lawn, raised beds suitable for vegetables or soft fruit, and quieter areas for seating or relaxation.

Important Information

The property is freehold

Council: North Yorkshire

Tax Band: C

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2172-1113-1513-1122-3221>

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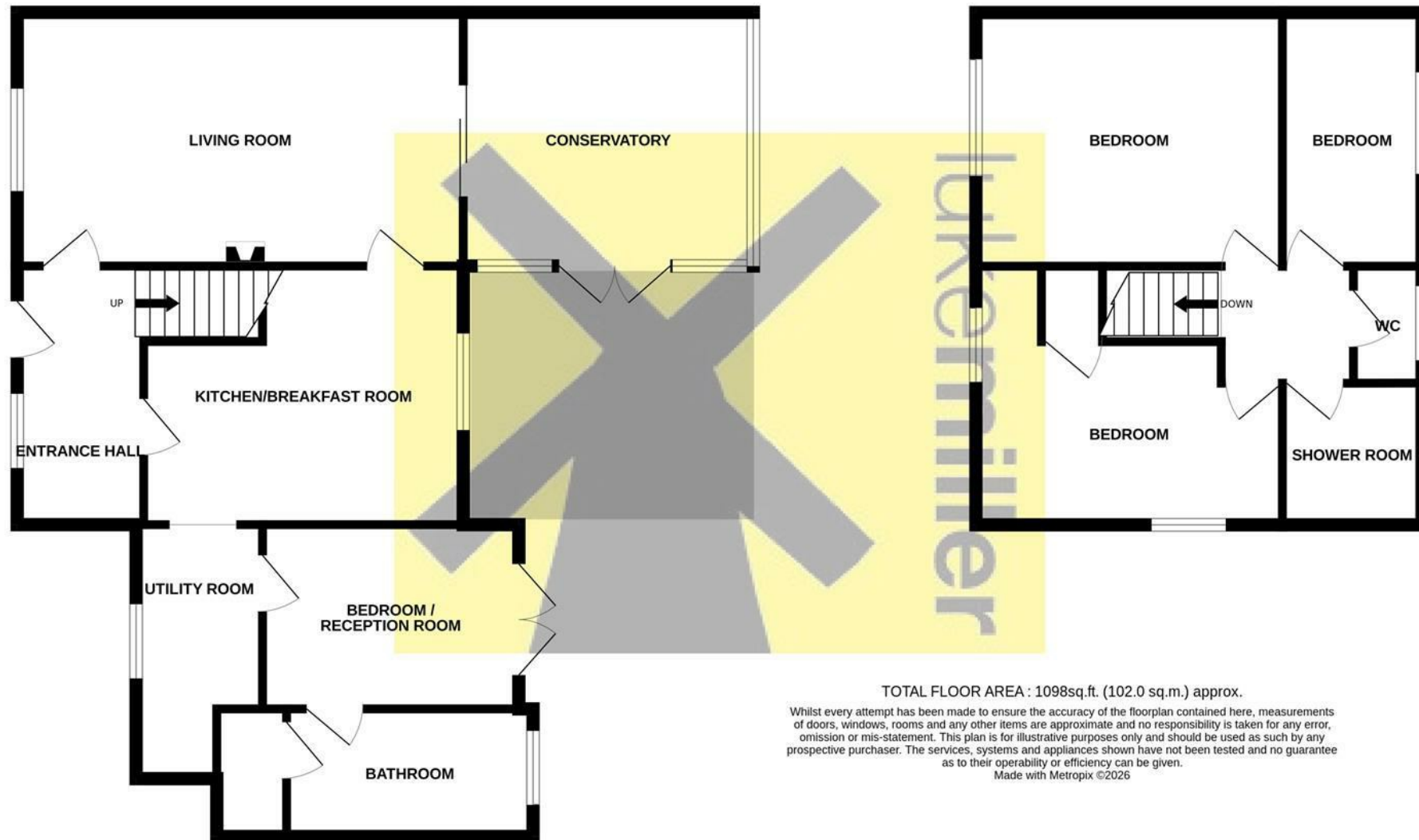
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GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.

1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1098sq.ft. (102.0 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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