



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



22 Herriot Way, Thirsk, YO7 1FL
Price Guide £385,000

A beautifully presented family home offering spacious and extended accommodation across two floors, set within the highly sought-after Herriott Way development. Benefitting from private west-facing gardens, a generous layout, and the advantage of no onward chain, this is an ideal opportunity for family buyers, with early viewings highly recommended.



The Property

Entry to the home is through the reception hall, which provides access to the living room, the open-plan kitchen diner, and the staircase to the first-floor accommodation.

The living room, positioned to the front elevation, features a box bay window overlooking the large green. From here, there is direct access to the kitchen and dining area.

Designed with modern family life in mind, the fully fitted kitchen includes a range of integrated appliances, excellent countertop space, superb storage, and a breakfast bar area. A large understairs cupboard adds further practicality, while a window overlooking the rear garden and a door to the utility and cloakroom enhance the convenience of this space.

Beyond the dining area, the conservatory provides additional dining or relaxation space with delightful views across the mature and private rear gardens. Completing the ground floor is a well-equipped utility room with plumbing, further storage, access to the cloakroom, and a door leading out to the rear garden.

On the first floor, the landing gives access to four well-proportioned bedrooms. The primary bedroom benefits from an en-suite shower room, while the main bathroom offers a step-in shower cubicle, panelled bath, WC, and wash hand basin, complemented by tiled surrounds and a rear-facing window. A linen store and loft access hatch complete the first-floor accommodation.

Externally, the west-facing gardens are both private and mature, filled with well-established plants and shrubs. A large central lawn provides excellent space for children to play, while a spacious patio area is ideal for outdoor dining and entertaining during the sunnier months.

This home also benefits from a detached garage and off-road parking, adding to its practicality and appeal for modern family living.

The property is Freehold

Council: North Yorkshire

Tax Band: D

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2274-0510-2925-0485>

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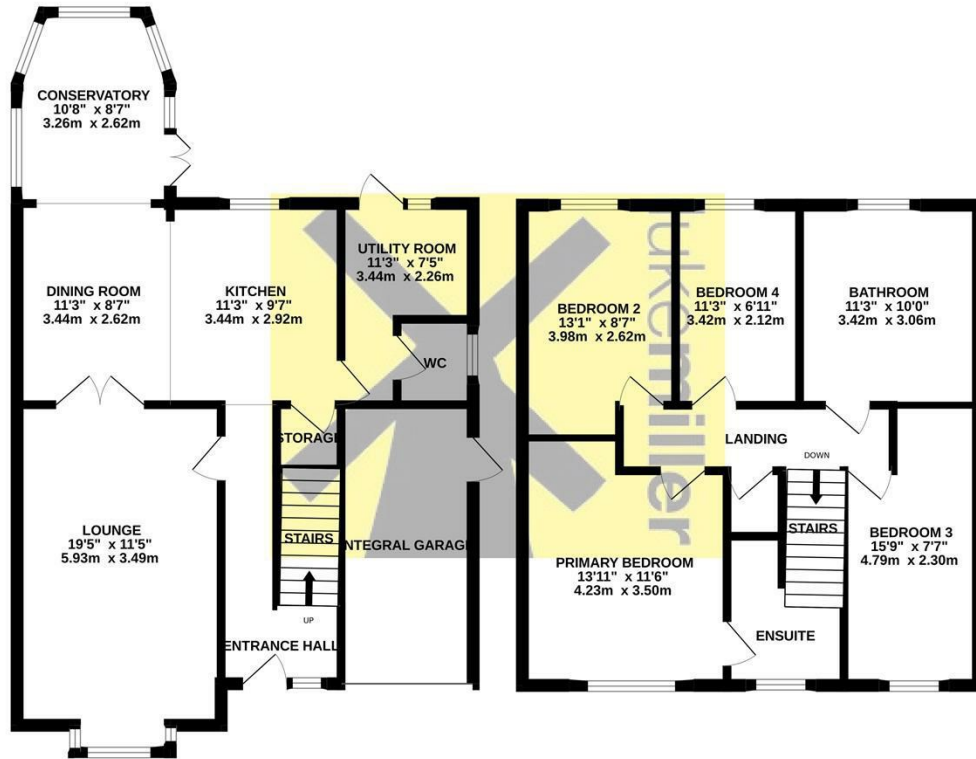
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GROUND FLOOR

1ST FLOOR



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