



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**44 Norby Estate, Thirsk, YO7 1BN**  
**Price Guide £180,000**

A well-presented three-bedroom home offering a good balance of open-plan living, a breakfast kitchen, and generous bedroom space. The property benefits from a west-facing garden, ample off-road parking, and a convenient position close to the town centre. Viewings are recommended.



**The Property**

The property is entered through a welcoming hallway, with doors leading to the main living areas and a staircase to the first floor.

The living room is a generous space and is open plan with the dining area, making it ideal for both family life and entertaining. Natural light is drawn in through a large front window. The layout provides flexibility for different furniture arrangements while maintaining a comfortable flow between spaces.

The kitchen is well designed, fitted with a range of wall and base units to provide excellent storage, and finished with ample work surfaces. A breakfast area offers space for informal dining, and the dual aspect windows to the front and rear create a bright and practical workspace. A side door gives easy access to the garden and driveway, adding to the convenience of the home.

Upstairs, there are three bedrooms, all well-proportioned and versatile in their use. Each room can comfortably accommodate furniture, with options for use as double bedrooms, children's rooms, or a home office depending on requirements. The family bathroom serves all three rooms, fitted with a suite including a bath with shower and wash basin. Completing the first floor is the separate cloakroom.

Externally, the property has much to offer. The rear garden is of an excellent size, benefitting from a west-facing aspect that makes the most of the afternoon and evening sun. There are designated seating areas, providing space to relax or entertain, along with well-kept lawned areas. A large timber shed, complete with power and lighting, offers valuable storage or the potential for use as a workshop. To the front, a gravel driveway provides generous off-road parking for multiple vehicles.

Council: North Yorkshire

Tax Band: B

EPC:

[EPC Link](#)

The property is freehold

**Disclaimer**

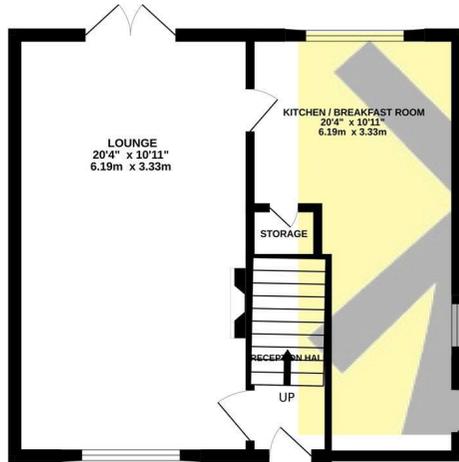
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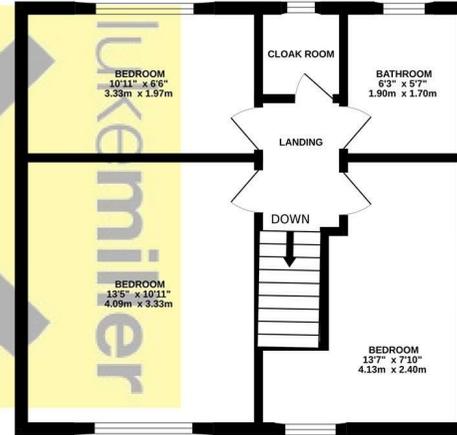




GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq.ft. (102.9 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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