



**Luke Miller & Associates**  
ESTATE AGENTS LETTINGS AGENTS FINANCE



**56a Hambleton View,  
Thirsk,  
YO7 1EH  
Price Guide Offers In  
Excess Of £269,500**



A short walk from the town centre, this immaculate and versatile home offers spacious living, generous bedrooms, a landscaped west-facing garden, and ample off-road parking. With flexible ground floor accommodation ideal for future-proofing, a modern kitchen, and elegant finishes throughout, this is a rare opportunity to acquire a 'turn key' property



### **The Property**

Upon entering, the reception hall provides access to the living room, dining room (or optional ground-floor bedroom), the spacious dining kitchen, and the house bathroom. The living room is positioned to the front of the home and benefits from dual-aspect windows, allowing an abundance of natural light. Adjacent to the living room, the dining room enjoys views over the rear garden. While traditionally a two-bedroom home, the flexible layout lends itself well to buyers seeking to 'future-proof' their property.

The large dining kitchen is fitted with contemporary base and wall units, integrated appliances, and extensive worktop space—ideal for both everyday living and entertaining. From the kitchen, a useful boot room provides additional storage and has external side access to the property.

Completing the ground floor is the modern bathroom, which includes a bath with shower over, WC, and wash hand basin set on a pedestal, all finished with stylish tiled surrounds and a window to the front elevation.

Upstairs are two beautifully presented bedrooms, while the landing also leads to the modern shower room and also offers a quiet nook perfect for a small home office or reading space.

Externally, the rear garden is thoughtfully landscaped with a manicured lawn, mature flowering and herbaceous borders, and a private patio seating area that enjoys a west-facing aspect—ideal for afternoon and evening sun. The front of the property features a large block-paved driveway, providing off-road parking for several vehicles.

### **Disclaimer**

We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

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### **Important Information**

The property is Freehold

Council: North Yorkshire

Tax: D

EPC: <https://find-energy-certificate.service.gov.uk/energy-certificate/9563-6901-3350-5579-2214>

EPC Link: B





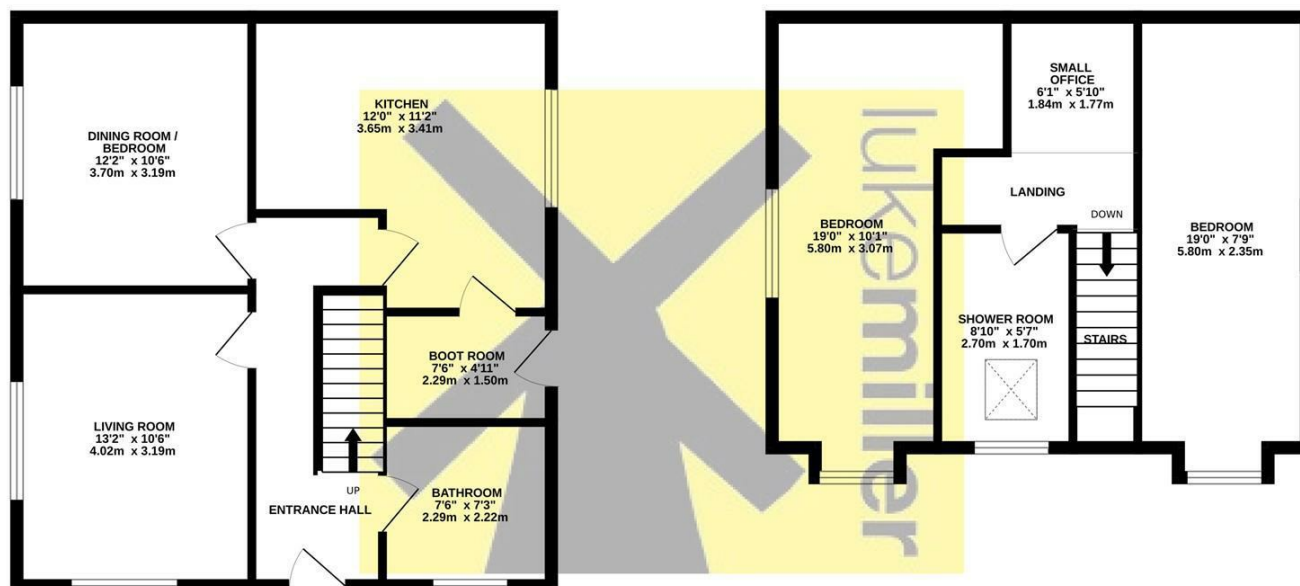






GROUND FLOOR  
603 sq.ft. (56.0 sq.m.) approx.

1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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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