



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



23 Norby, Thirsk, YO7 1BN  
Open To Offers £155,000

Spacious three-bedroom home offering excellent potential to modernise and add value. The accommodation includes a generous living room, kitchen, three well-proportioned bedrooms, family bathroom and separate WC with new toilet. Benefiting from front and rear gardens and a new roof installed in June 2022. An ideal opportunity for buyers looking for a project. Early viewing is recommended.



## **The Property**

On entering the property, the entrance hall provides access to the living room and the staircase leading to the first-floor accommodation.

The living room is a well-proportioned space, comfortably accommodating both a lounge area and a dining table, with windows to the front and rear elevations allowing for excellent natural light and views over the gardens.

Adjacent to the living room is the kitchen, fitted with a range of base and wall units together with useful under-stairs storage. There is ample space for a table and chairs, a window overlooking the rear garden, and a door leading to the rear lobby.

A versatile lobby with a walk-in storage cupboard, ideal for household appliances or easily converted into a pantry. The space could also be used as a home office, playroom or hobby room. A window to the front elevation provides natural light, and there is a door giving access to the side of the property.

To the first floor are three well-proportioned bedrooms, a family bathroom and a separate cloakroom, offering a practical layout for family living.

Externally, the property benefits from gardens to both the front and rear elevations, providing outdoor space with excellent potential for landscaping and improvement.

The property is freehold  
Council: North Yorkshire

Tax Band: B

EPC: G

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2438-7630-2306-4485>

## **Agent's Note:**

This property requires comprehensive refurbishment and modernisation throughout, and the asking price has been set to reflect the extent of the works required.

There is a gas supply to the property and a new gas fire installed in the living room May 2025. Whilst the electrical installation has been updated in the past, we are awaiting the relevant certification and are therefore unable to confirm its current compliance.

The kitchen and bathroom require replacement, and purchasers should also allow for redecoration, new floor coverings and general upgrading throughout.

Prospective purchasers are strongly advised to carry out all inspections and satisfy themselves as to the condition of the property, the services serving it, and the extent of any works required prior to submitting a formal offer.

## **Disclaimer**

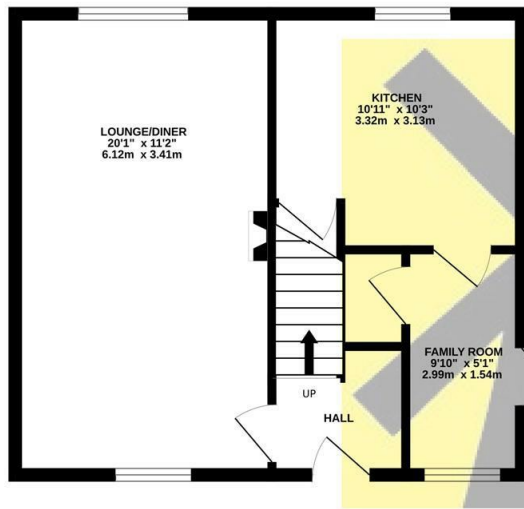
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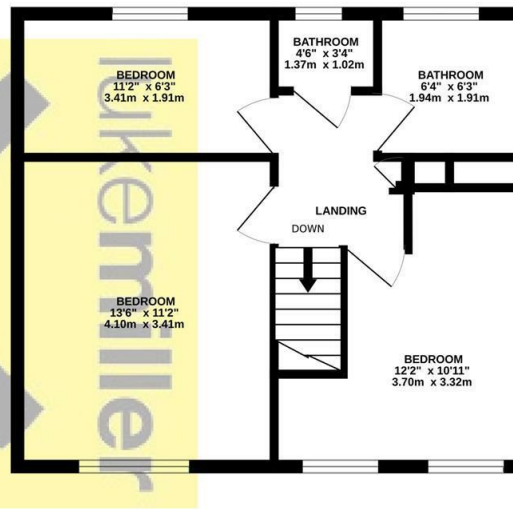




GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.

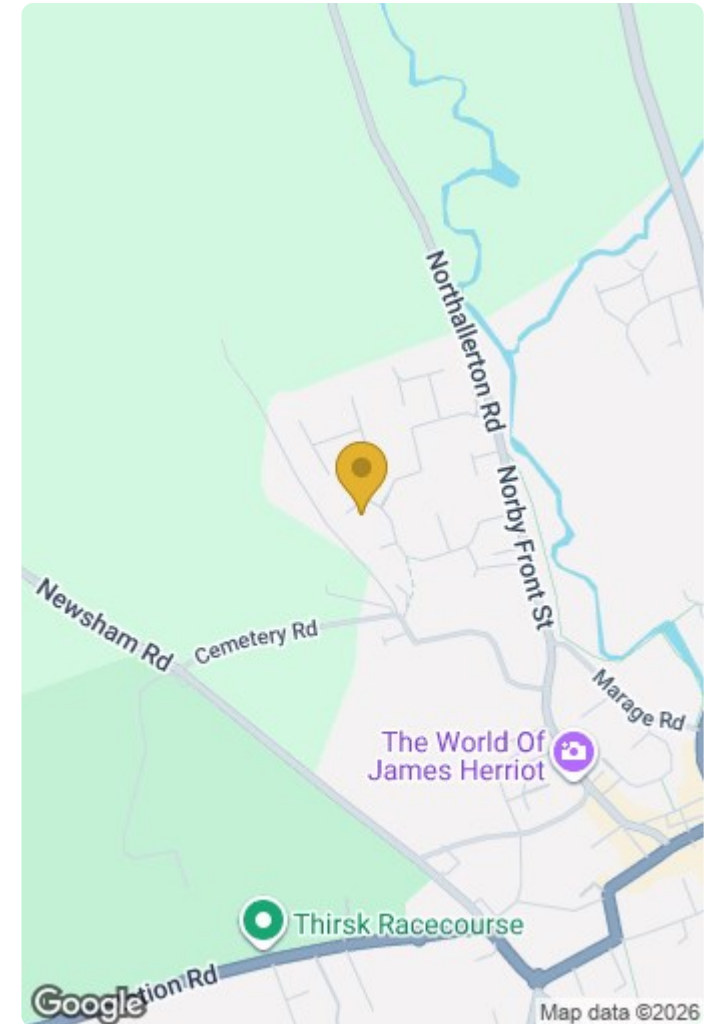


1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.4 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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