



**76 Dowber Way
Thirsk
North Yorkshire
YO7 1EP
Guide Price £299,950**



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

A rare opportunity to acquire a generously proportioned two-bedroom detached bungalow set within a sought-after and established residential area. Offering spacious living, modern interiors, and beautifully maintained private gardens, this superb home is perfect for downsizers, couples, or those seeking single-level accommodation with outdoor space and parking.



The Property

An Exceptionally Spacious Detached Bungalow in a Highly Sought-After Location

An excellent opportunity to purchase this impressive two-bedroom detached bungalow, offering generous internal living space, mature private gardens, ample parking, and a garage. Situated in a desirable and established residential area, this property is ideal for those seeking comfortable single-level living in a peaceful setting.

The large dual-aspect living room is filled with natural light and features a central living flame gas fire, creating a welcoming focal point. There is also ample space for a dining table and chairs, making it ideal for everyday living and entertaining. The adjacent kitchen has been thoughtfully designed with a contemporary range of fitted wall and base units, generous worktop space, integrated appliances, dual-aspect windows, and a side access door.

A central hallway leads to two well-proportioned bedrooms. The principal bedroom is a spacious double, while the second bedroom—currently used as a single—features French doors that open directly onto the private rear garden. The bathroom is smartly finished with tiled surrounds and includes a modern step-in shower, pedestal wash basin, and WC.

Externally, the front garden is attractively landscaped with a central driveway providing off-street parking and access to the detached single garage, which benefits from power, lighting, and an up-and-over door. To the side and rear of the home are generous lawned gardens with mature borders, hedging for privacy, and a low-maintenance gravel area.

There is also a local bus stop exceptionally close to this property

Viewings are highly recommended to appreciate the space, setting, and potential of this exceptional bungalow.

Important Information

The property is freehold

Council: North Yorkshire

Tax Band: D

EPC:

EPC Link:

The market town of Thirsk

Thirsk is ideally located for country pursuits and offers a racecourse, excellent golfing facilities, and various sports opportunities. Situated in 'Herriot Country'

between the Yorkshire Dales and North York Moors National Parks, it provides a charming living environment.

The town's market square features a wide range of independent shops, restaurants, and cafes, adding to its appeal.

Thirsk has excellent road links to Harrogate (22 miles), York (21 miles), Leeds (30 miles), and Teesside (23 miles), as well as rail connections via the TransPennine Express and Grand Central, offering direct access to London Kings Cross in under 2½ hours. Airports at Durham Tees Valley (25 miles) and Leeds Bradford (35 miles) further enhance connectivity.

Thirsk has three primary schools and a secondary school, with well-regarded private schools, including Queen Mary's, Cundall Manor, Ampleforth, and Queen Ethelburga's, within a 20-mile radius.

Disclaimer

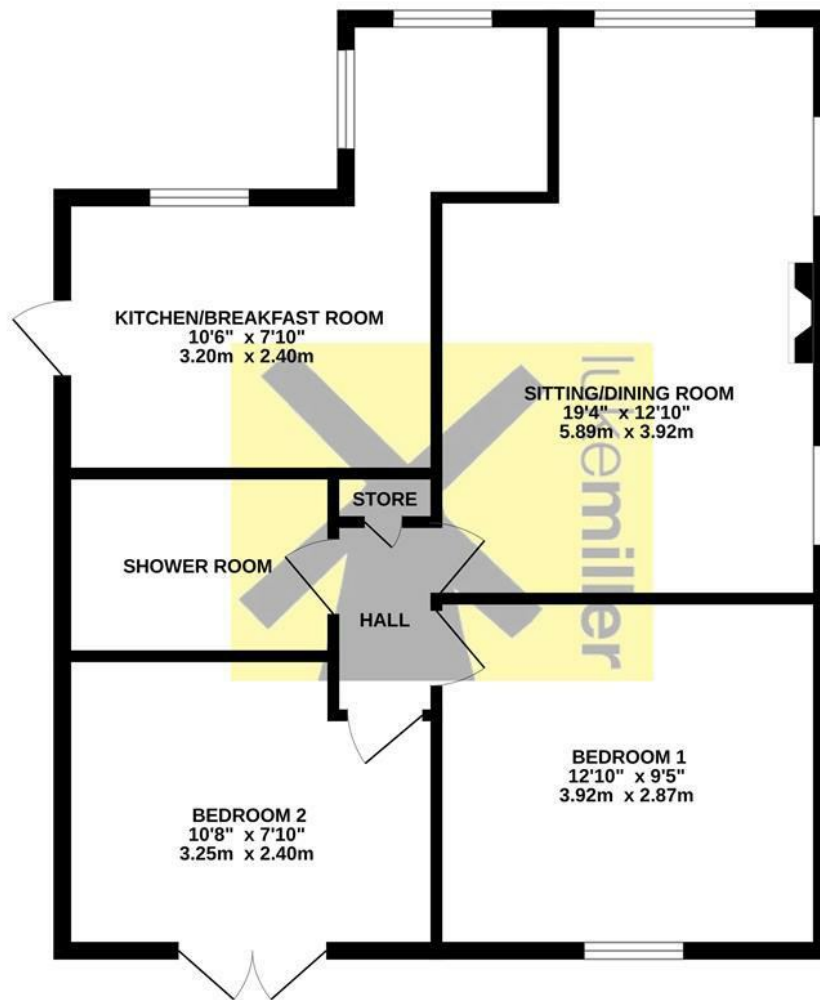
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GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 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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