



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

lukesmiller.co.uk
**for
sale**
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4 Danum Avenue, Thirsk, YO7 1RU
Guide Price £215,000

Ideally located close to Thirsk town centre and local schools, this spacious two-bedroom home must be viewed to fully appreciate the generous internal layout and attractive south-facing gardens.



The Property

Upon entering, the reception hall leads to the living room, breakfast kitchen, and stairs to the first floor. The front-facing living room features a living flame gas fire as its focal point and a charming box bay window that adds both space and natural light. Open-plan to the living room is a flexible dining area or extended seating space, which leads into a well-appointed kitchen with a range of fitted units, ample work surfaces, and windows to two elevations. A door from the kitchen opens into a rear garden room—perfect as a seating or storage area—offering delightful garden views.

Upstairs, there are two generously sized double bedrooms, both with fitted wardrobes, while the primary bedroom offers particularly spacious proportions. The bathroom includes a panelled bath with shower over, WC, and pedestal wash basin.

Externally, the home benefits from off-road parking, mature south-facing gardens, lawned areas, and two useful garden storage sheds, along with multiple seating areas ideal for outdoor enjoyment.

Important Information

The property is freehold

Council: North Yorkshire

Tax Band: B

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/4700-3609-0722-3499-3753>

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.

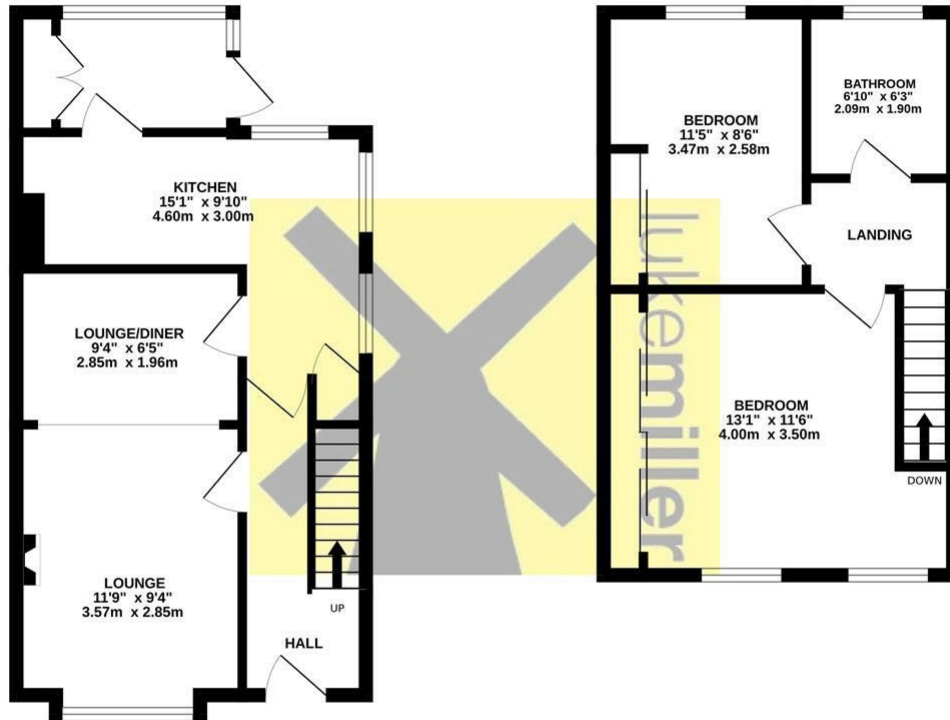
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GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 717 sq.ft. (66.6 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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