



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



8 Tranmire Close, Thirsk, YO7 1BZ
Price Guide £165,000

Requiring a programme of modernisation, this bungalow offers the buyer an opportunity to update and redesign the accommodation to their own specification. Priced to reflect the work required, the property is likely to appeal to buyers looking for a home they can improve over time. Early viewing is recommended and interested parties should contact the office without delay.



The property

The large living room has a box window to the front elevation and provides ample space for a three-piece suite. At the opposite end of the room there is space for a dining table and chairs, should this be required.

A door leads through to the inner hall, which gives access to both bedrooms, the bathroom and a useful linen store.

The main bedroom is a comfortable double room with a large window overlooking the rear garden. Bedroom two is a good-sized single room and benefits from double doors opening directly onto the garden.

The bathroom comprises a panelled bath, W.C. and wash hand basin, together with a window to the side elevation.

Externally, the front garden has been gravelled for ease of maintenance and provides space for potted plants and shrubs. An extended driveway offers ample off-road parking for several vehicles.

The rear garden has also been designed with low maintenance in mind, providing a practical outside space with a small timber shed included within the sale.

Important Information

The property is freehold and is offered for sale with no onward chain. The asking price has been set with full consideration of the updating and modernisation required, and the vendors are therefore looking for sensible offers that reflect this. The strength of a buyer's position and their ability to proceed promptly will also form an important part of the vendors' decision when considering any offer received.

Council: North Yorkshire

Tax Band: B

EPC:

EPC Link:

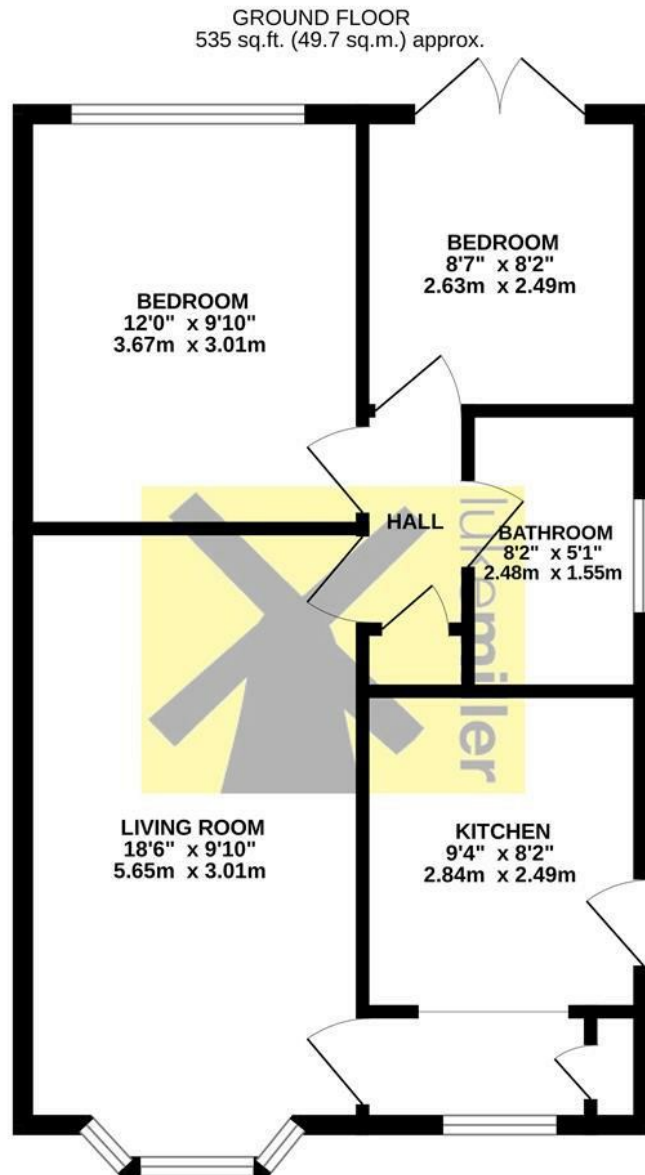
Disclaimer

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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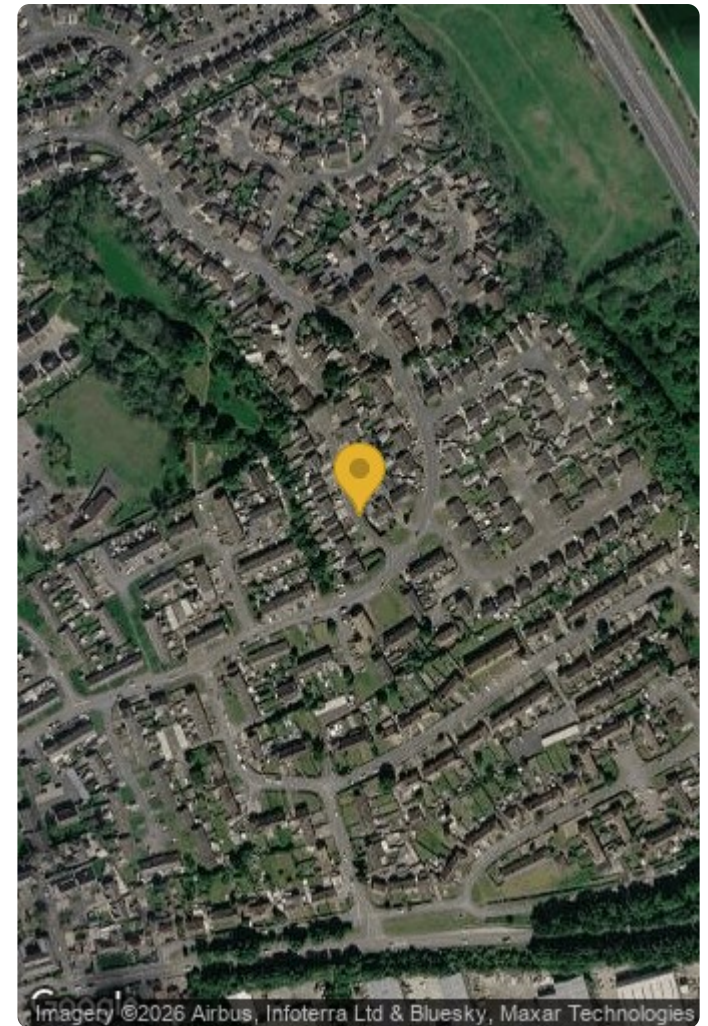




TOTAL FLOOR AREA : 535 sq.ft. (49.7 sq.m.) approx.

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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Tel: 01845 525112 Email: sales@lukemiller.co.uk www.lukemiller.co.uk 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA