



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



39 Herriot Way, Thirsk, YO7 1FL
Price Guide £365,000

Offered with no onward chain, this well-proportioned four-bedroom detached home offers excellent family space, including a bay-fronted living room, modern kitchen, separate dining room and a large utility room. Upstairs are four good bedrooms, including an en-suite to the main bedroom, along with a generous house bathroom. Outside, the home enjoys a private, mature east-facing garden, plus driveway parking and a garage.

- No onward chain
- Separate dining room
- Four-bedroom detached home
- Large utility
- Bay-fronted living room with decorative fireplace
- Private, mature east-facing garden with lawn and patio
- Modern kitchen
- Driveway parking and garage



The Property

Entry to the home is through the reception hall, which provides access to the living room and kitchen, as well as the staircase to the first-floor accommodation.

The large living room is positioned to the front elevation and features a box bay window, allowing plenty of natural light. A decorative fireplace with stone surround creates a focal point, making this a comfortable space for everyday use.

Accessed via the reception hall, the modern kitchen comprises a range of base and wall units with excellent work surface space and a large window overlooking the rear garden. Adjacent to the kitchen is the formal dining room, ideal for family meals or when entertaining. Completing the ground floor is a spacious utility room with plumbing for appliances, further storage, access to the cloakroom, and a door leading directly out to the rear garden.

On the first floor, the landing gives access to four well-proportioned bedrooms. The primary bedroom benefits from an en-suite shower room, while the main bathroom offers a step-in shower cubicle, panelled bath, WC and wash hand basin, complemented by tiled surrounds and a rear-facing window. A linen store and loft access hatch complete the first-floor accommodation.

Externally, the east-facing gardens are private and mature. A large central lawn provides excellent space for children to play, while a spacious patio area is ideal for outdoor dining and entertaining during the sunnier months. The property also benefits from a garage and off-road parking.

The property is freehold

Council: North Yorkshire

Tax Band: D

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/4100-3712-0122-0403-3143>

Disclaimer

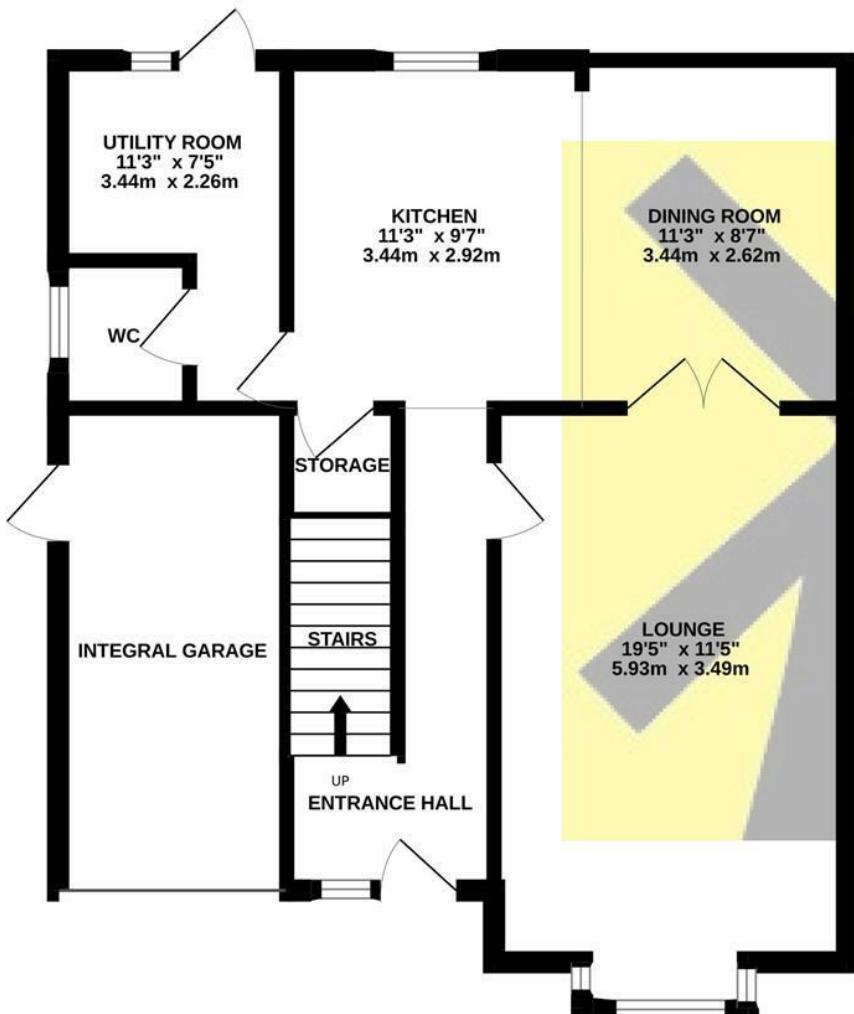
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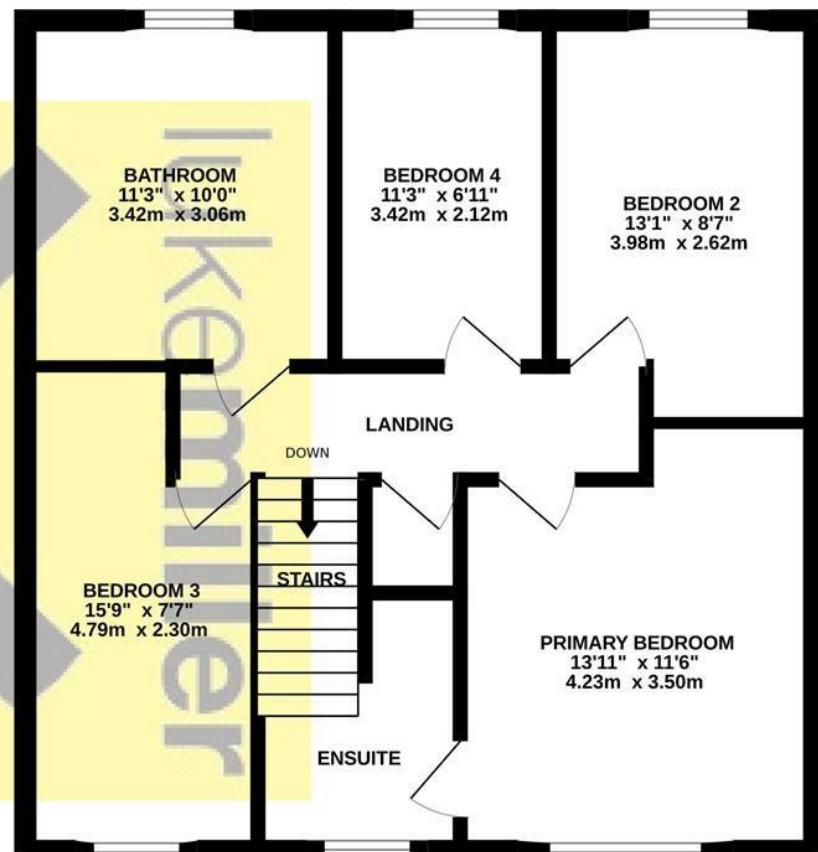




GROUND FLOOR



1ST FLOOR



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