



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



**Westhaven
South Kilvington,
Thirsk, YO7 2LZ**

Guide Price £349,950

No onward chain. This detached bungalow offers a great balance of location, space and value, with open field views to the rear and generous accommodation including spacious reception rooms, three double bedrooms, and a large loft with clear potential (subject to permissions). Outside, there are low-maintenance gardens, ample parking, and useful outbuildings.



The Property

On entry, a spacious reception hall provides a welcoming introduction to the home, with built-in storage for coats and shoes. From here, all the main rooms are accessed, giving a practical and easy-to-navigate layout.

The living room is generously proportioned, positioned to the front of the property with a large picture window that fills the space with natural light. Its size and shape allow flexibility for a variety of furniture layouts, making it well-suited for both everyday living and entertaining.

The kitchen is fitted with an extensive range of base and wall units, giving excellent storage alongside ample countertop workspace. There is space for a dining table and chairs, creating a sociable and practical area for family meals or casual dining. A window looks out over the rear garden, adding further light and a pleasant outlook.

There are three well-proportioned double bedrooms. Two benefiting from fitted wardrobes, while the third bedroom is positioned to the side elevation. Serving these is the family bathroom, complete with a panelled bath with shower over, pedestal wash basin, WC, and tiled surround.

One of the most notable features of the home is the large loft space, accessed via a fitted staircase. This area is partially boarded, has a Velux roof window and lighting, and includes an additional store room with a side window. Together, these provide not only excellent storage but also clear potential for further use, subject to any necessary consents.

Externally, the property continues to impress. The front garden is attractively landscaped and designed with ease of maintenance in mind, while the rear garden is primarily flagged, offering a practical outdoor space with a selection of potting sheds and outbuildings, ideal for storage or gardening. The long driveway, part of which is covered, provides generous off-road parking and comfortably accommodates three to four vehicles.

The Property Is Freehold

Council: North Yorkshire

Tax Band: C

EPC: F

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/3635-6121-2500-0430-5276>

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GROUND FLOOR
1073 sq.ft. (99.7 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.

