



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



7 Sutton Road, Thirsk, YO7 1DJ
Price Guide £349,500

Located just a short walk from the town centre, this impressive family home offers spacious living accommodation alongside exceptionally large gardens. With scope to further enhance or develop the property (subject to planning), this is a rare opportunity that deserves serious consideration.



The Property

The property opens into a large reception hall with elevated ceilings, immediately reflecting the scale and character found throughout. A central hallway provides access to the principal ground floor rooms, including a spacious sitting room with a large front-facing window and high ceilings, creating a bright and welcoming environment. Adjacent is the lounge, which enjoys views across the impressive rear gardens—an ideal setting for family meals and entertaining.

The kitchen is well-appointed with a range of fitted base and wall units, ample worktop space, and room for a dining table and chairs, making it a practical and sociable space for daily use. A rear hall leads to a utility room and cloakroom, adding further convenience to the layout.

The stairwell benefits from a circular side window and an additional window at the top, allowing natural light to fill the space. A stairlift is currently installed, offering accessibility if required.

First Floor Upstairs, the property offers three well-proportioned bedrooms—two generous doubles and a good-sized single. The main bedrooms feature large windows that enhance the sense of space and light. The family bathroom comprises a three-piece suite including a panelled bath with shower over, WC, and pedestal wash basin, complemented by a contemporary tiled surround.

External Features The front garden is accessed via double half-height wrought iron gates leading to a spacious driveway. A manageable lawn and pathway lead to the front door, bordered by mature hedging that provides privacy.

To the rear, the garden is a standout feature—thoughtfully arranged into distinct areas for relaxation, play, and cultivation. A large patio seating area leads to a lawned garden with flowering and herbaceous borders. Beyond this lies a decorative pond, further planting beds, and a dedicated area for fruit and vegetable growing, complete with greenhouse and mature grapevine.

This is a rare opportunity to acquire a versatile and well-located family home with significant outdoor space and future potential.

Viewings are highly recommended and can be arranged by contacting our office directly.

The property is freehold
Council: North Yorkshire
Tax Band: C
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.

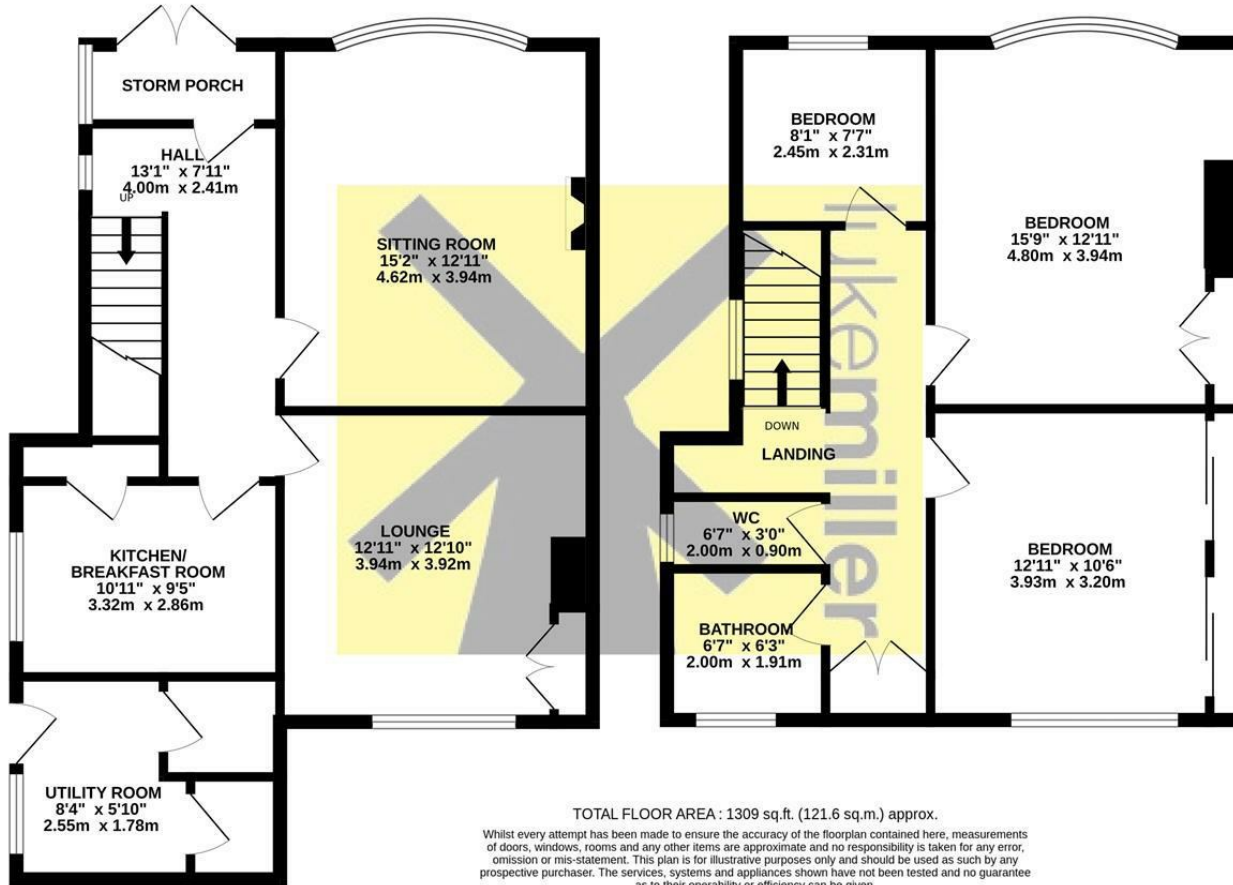
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GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.

1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1309 sq.ft. (121.6 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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