



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**4 St. Marys Way, Thirsk, YO7 1BS**  
**Price Guide £225,000**

**\*Priced Accordingly\*** Offered as an excellent opportunity for buyers looking to update and improve a home to their own requirements, this spacious bungalow occupies a well-regarded position within a popular cul-de-sac. Providing generous living space, established gardens, garage and off-road parking, clients in a position to proceed are sought



### **The Property**

On entry, the property opens into a vestibule with a further door leading through to the sitting room. This is a particularly generous space with a large window to the front elevation allowing for good natural light. The proportions comfortably allow for both seating and dining if required.

Beyond the sitting room, an inner hall sits centrally within the home and provides access to the breakfast kitchen, two bedrooms and the bathroom. There are also two useful storage cupboards, including a double and a single, offering practical day-to-day storage.

The breakfast kitchen sits to the front elevation and is a pleasant, usable space with room for a small table and chairs. There is a window overlooking the front garden, along with a further window and door to the side. The kitchen is fitted with a range of base and wall units, providing good worktop space and a selection of integrated appliances.

To the rear of the property are two well-proportioned double bedrooms, both overlooking the west-facing garden. The main bedroom benefits from fitted wardrobes along with an additional storage cupboard, while the second bedroom offers similar proportions and flexibility.

The accommodation is completed by the bathroom, which comprises a panel bath with shower over, WC, and wash hand basin set on a pedestal, with tiled surrounds.

Externally, the front garden is laid mainly to lawn with established flowering and herbaceous borders. A long driveway provides off-road parking and leads to a single garage. To the rear, the garden enjoys a good degree of privacy and a westerly aspect, with recently replaced fencing, a seating area, lawn and a variety of planted borders.

### **Important Information**

The property is freehold

Council: North Yorkshire

Tax Band: C

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/9388-3061-7204-6816-3200>

### **Disclaimer**

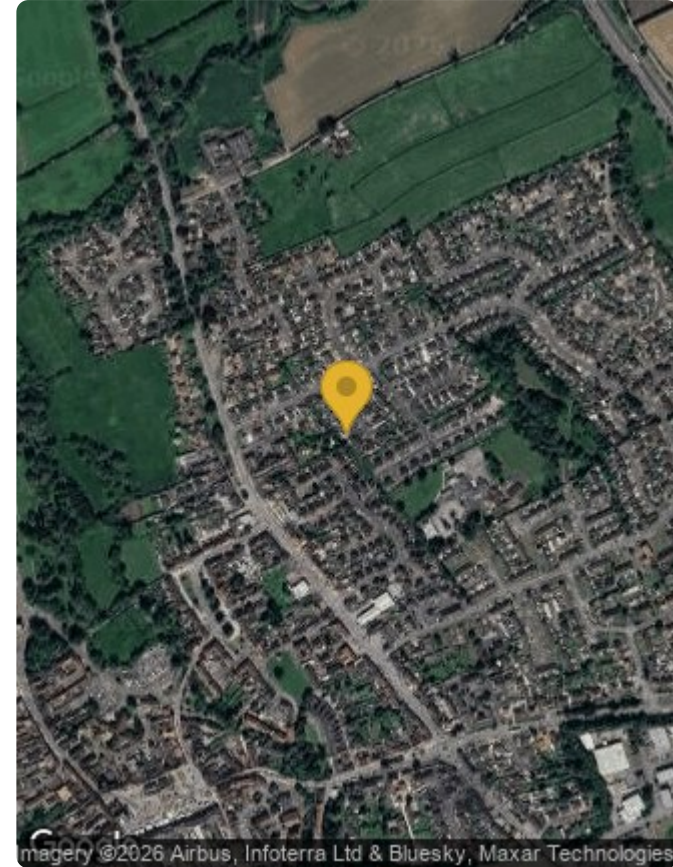
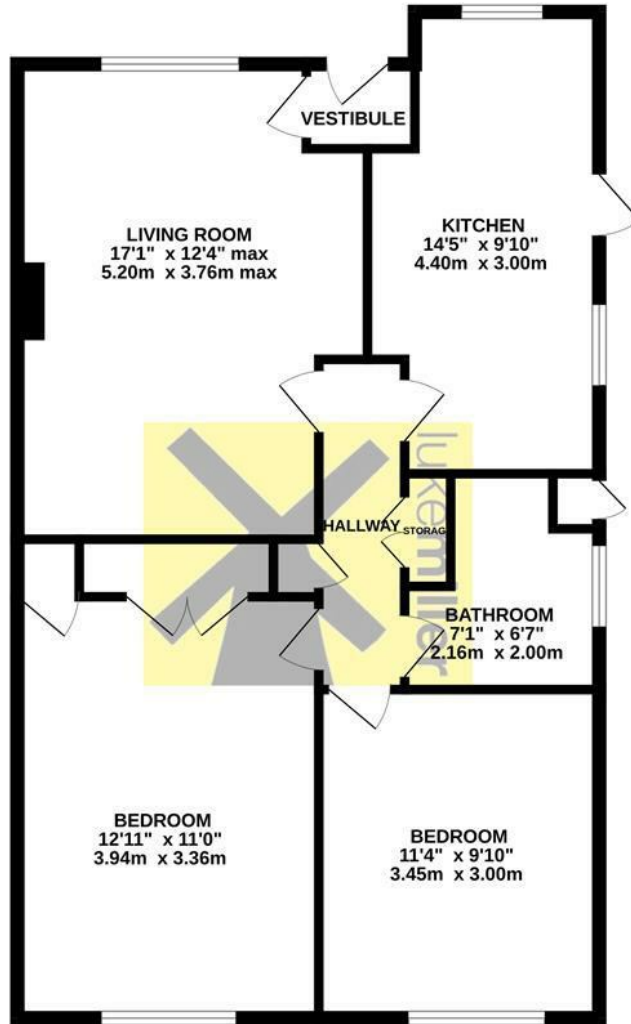
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GROUND FLOOR  
939 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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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