



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**17 Danum  
Avenue, Thirsk, YO7 1RU  
Price Guide £229,950**



Recently refurbished throughout, this two-bedroom home offers move-in-ready accommodation in a convenient position for both Thirsk town centre and local schools. With fresh décor, new carpets, generous gardens and off-road parking, it's an appealing option for buyers looking for a well-presented property with no onward chain.



#### The Property

On entering, the fresh décor and new carpets make a strong first impression, giving the home a clean and updated feel. The living room features a large box window to the front, drawing in natural light and creating a bright space. Adjacent is a modern kitchen fitted with a good range of base and wall units, providing practical storage and worktop space. Beyond the kitchen is a useful additional room, ideal as a utility area or general storage, with a side door giving access to both the front and rear of the property.

Upstairs, there are two generous double bedrooms, one facing the front and the other overlooking the rear garden, both benefiting from large windows. The bathroom includes a panelled bath with glass screen and shower over, WC and pedestal wash basin, finished with a tiled surround.

The rear garden is notably large and will appeal to families or keen gardeners. Laid mainly to lawn, it offers space for seating, play or further landscaping, including potential for vegetable beds if desired. To the front, there is off-road parking on a gravelled area along with a footpath leading to the front door.

The property is freehold

Council: North Yorkshire

Tax Band: B

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8109-9824-1929-8707-5233>

#### 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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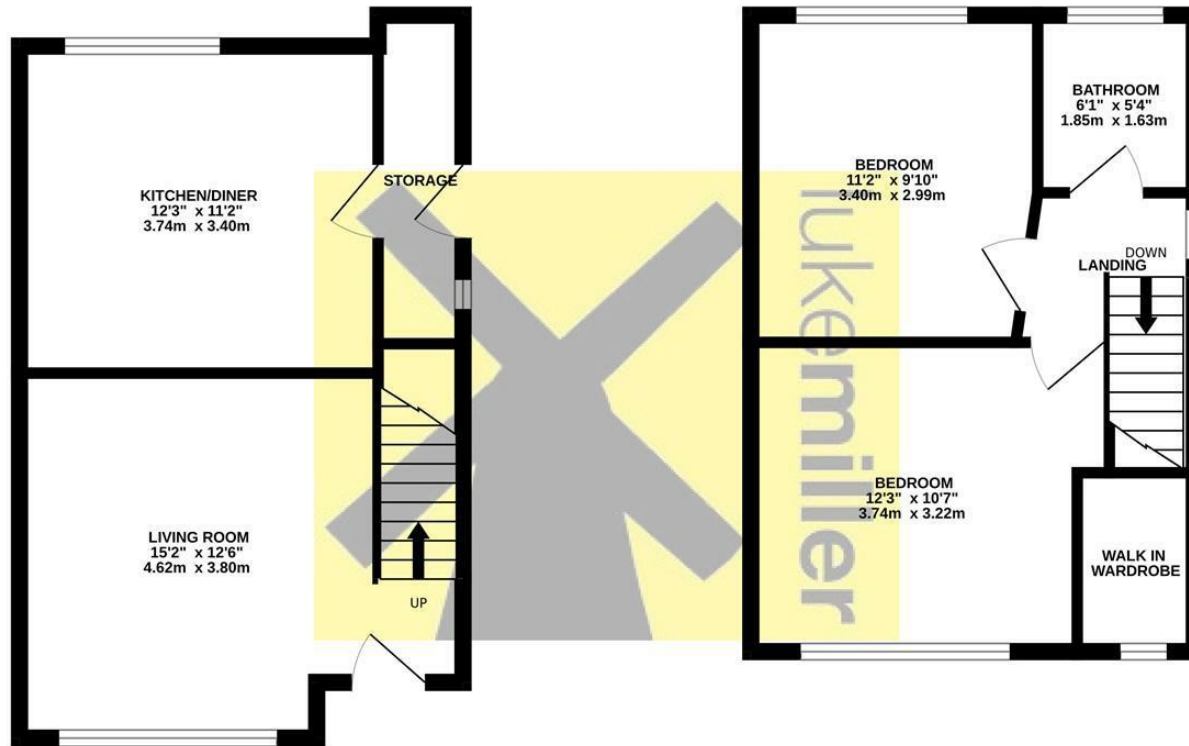






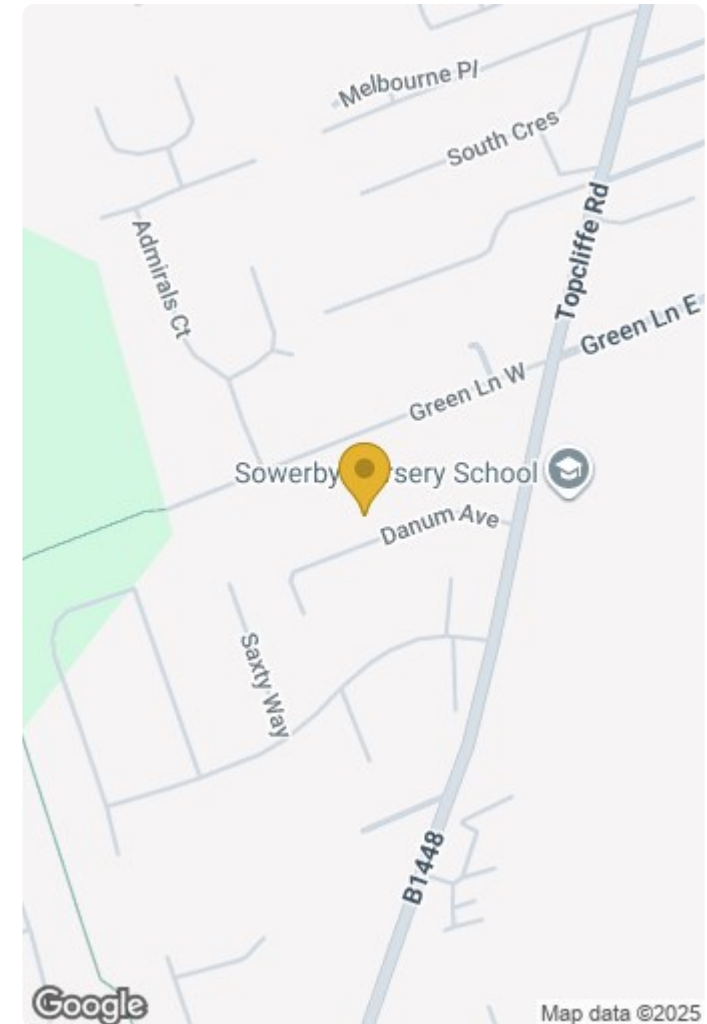
GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.

1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 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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