
Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE
72
72 Dowber Way, Thirsk, YO7 1EP
Price Guide £200,000

A well-presented two-bedroom semi-detached home offering modern accommodation, a generous enclosed rear garden and off-street parking. Ideal for first-time buyers, the property is situated within an established residential area of Thirsk and offers comfortable living space, a contemporary fitted kitchen and two well-proportioned bedrooms.

- Two-bedroom semi-detached home
- Ideal for first-time buyers
- Well-presented accommodation throughout
- Comfortable living room
- Contemporary fitted kitchen
- Two well-proportioned bedrooms
- Family bathroom with shower over bath
- Generous enclosed rear garden
- Driveway providing off-street parking
- Convenient for Thirsk town centre



The property
Situated within an established residential area of Thirsk, this well-maintained two-bedroom semi-detached home offers an excellent opportunity for first-time buyers seeking a property that is ready to move into. The accommodation is presented to a good standard throughout, with modern fittings, well-proportioned rooms and a generous enclosed rear garden.

The ground floor accommodation includes an entrance hall and a comfortable living room, which benefits from a large front-facing window allowing plenty of natural light. The room provides ample space for a range of living room furniture and is finished in neutral tones with a contrasting feature wall.

To the rear of the property is a contemporary fitted kitchen, offering a good range of white gloss wall and base units with contrasting work surfaces. The kitchen incorporates an integrated oven, hob and extractor, together with a stainless steel sink and space for additional appliances. There is also room for a dining table, while a glazed external door provides direct access to the rear garden.

To the first floor, the principal bedroom is particularly well-proportioned, comfortably accommodating a double bed and a range of bedroom furniture, with further space for wardrobes and storage.

The second bedroom is another useful room, suitable for a bedroom, nursery or home office, depending upon individual requirements.

Completing the first-floor accommodation is a family bathroom, fitted with a white suite comprising a panelled bath with shower over, wash hand basin and low-level WC. The room is finished with tiled walls, contrasting flooring and a heated towel rail.

Externally, the property is approached via a driveway providing off-street parking, with a lawned front garden and paved pathway leading to the entrance.

The rear garden is a particular feature of the home, being enclosed by timber fencing and offering a generous lawned area together with a paved patio immediately adjoining the property. There is ample space for outdoor seating and dining, while the garden also accommodates useful timber storage buildings.

Ideal for first-time buyers, this is a well-presented home offering modern accommodation, good-sized bedrooms, off-street parking and an enclosed garden, all within easy reach of Thirsk's town centre and its range of everyday amenities.

The property is freehold
Council: North Yorkshire
Tax Band: B
EPC: TBC
EPC Link: TBC
We have been informed that all main services are available

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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SAMSUNG



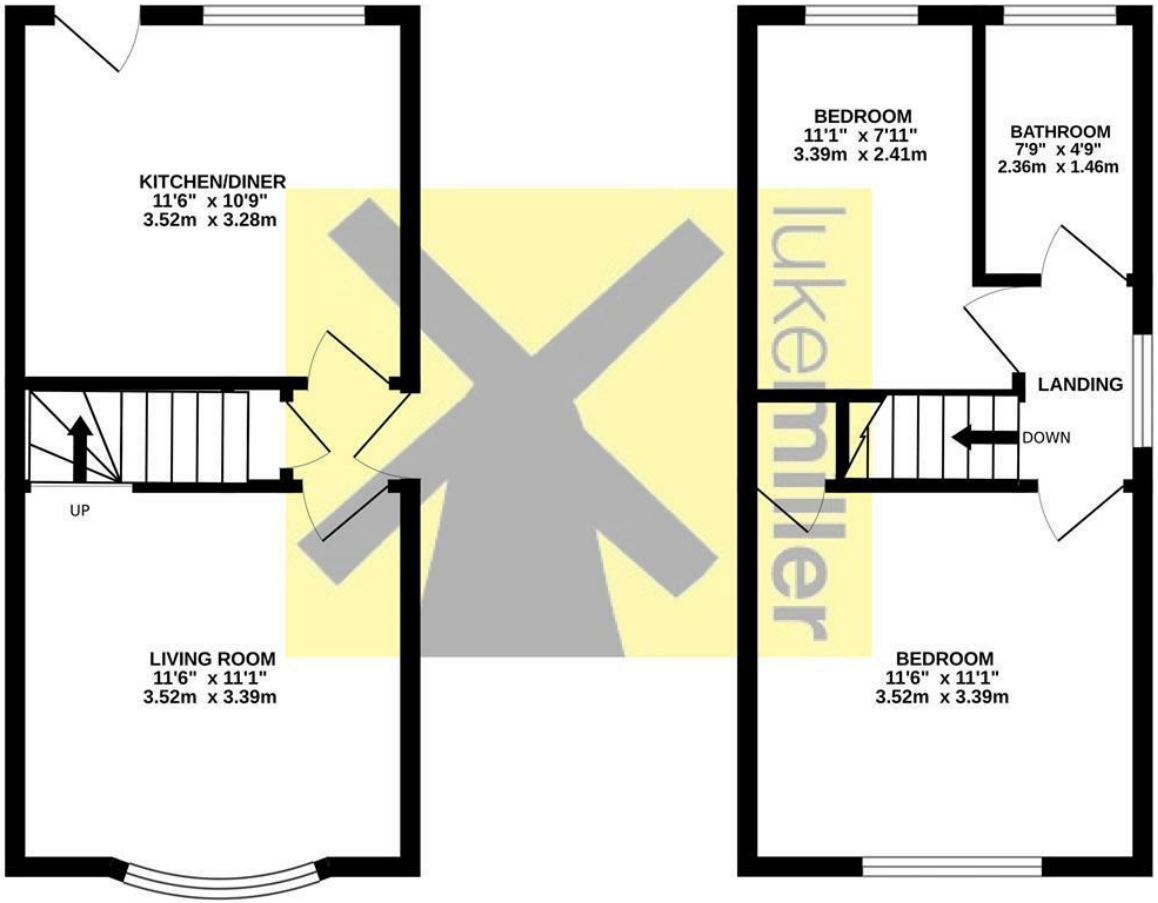


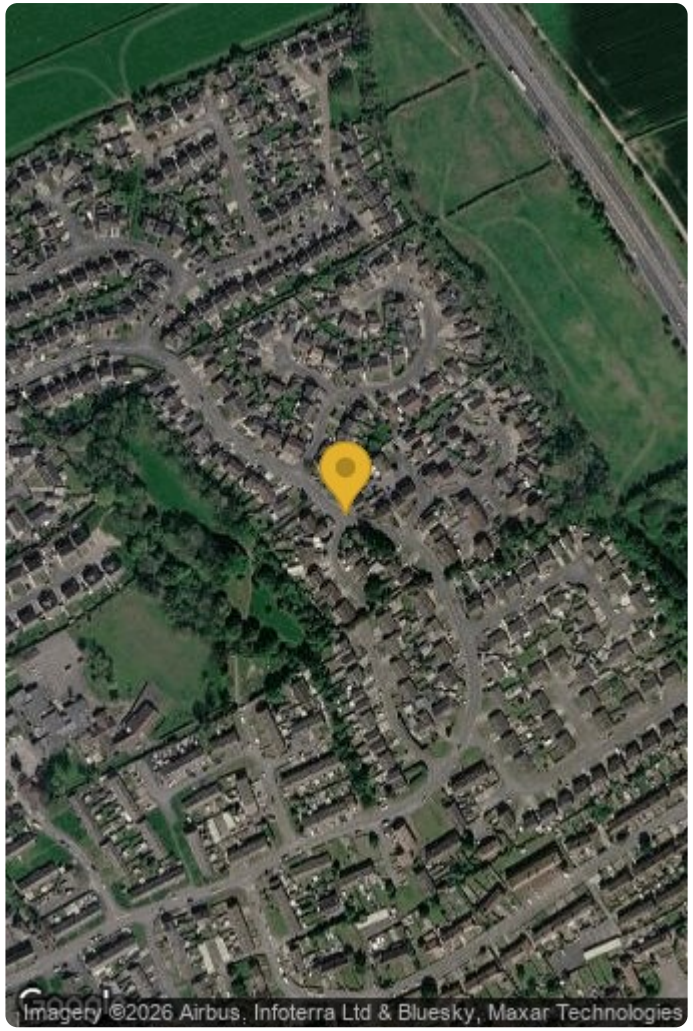




GROUND FLOOR
290 sq.ft. (26.9 sq.m.) approx.

1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.





TOTAL FLOOR AREA : 577 sq.ft. (53.6 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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