

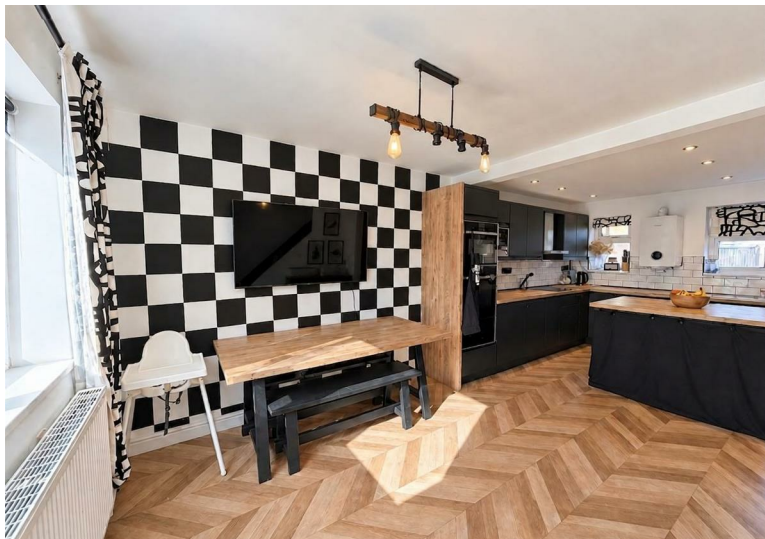


9 Green Lane East, Thirsk, YO7 1NB
Price Guide £375,000



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

A spacious four-bedroom family home offering generous living accommodation, including a substantial sitting room and an open-plan dining kitchen. Three of the bedrooms are doubles, while the large rear garden is a particular feature, with established seating areas and a detached building with electricity and a shower room, ideal for use as a home office, gym, studio or entertaining space. Ample driveway parking and a garage complete the property.



The property

On entering the property, there is a useful entrance vestibule which opens into the main reception hall. From here there is access to the substantial living room and the open-plan dining kitchen, together with a staircase rising to the first-floor accommodation.

The living room is particularly generous in size, with a large window to the front elevation bringing plenty of natural light into the room. To the rear, double doors open into the conservatory, which in turn provides direct access to the garden and a extended seating area, creating a good space for outdoor dining and entertaining.

The dining room and kitchen are arranged on an open-plan basis, creating a sociable and flexible space which works particularly well for family life and when entertaining. The dining area provides plenty of room for a table and chairs, while the adjoining kitchen is fitted with a range of base and wall units, integrated appliances and ample work surface area. There is also access to a useful understairs storage cupboard.

To the first floor are four well-proportioned bedrooms, three of which are doubles. The principal bedroom has the benefit of built-in wardrobes. The bathroom is fitted with a panelled bath with shower over, WC and wash hand basin.

Externally, the rear garden is a particularly strong feature of the property and offers a substantial amount of outside space. Predominantly laid to lawn, it provides considerable scope for buyers to adapt the garden to suit their own requirements, whether for family use, entertaining, growing vegetables and soft fruit, or introducing further landscaped areas.

The rear garden also incorporates a number of established seating areas, together with a detached outbuilding currently arranged as an additional entertaining space. Fitted with electricity and also a shower room with wc and a wash hand basin sink, the building provides a versatile extension to the accommodation and would lend itself equally well to use as a home office, gym, studio or workshop, subject to any necessary consents.

To the front of the property is a substantial paved and gravelled driveway providing off-road parking for several vehicles. This also gives access to the single garage, which has an up-and-over door to the front and a personnel door opening to the rear.

The property is Freehold.

Council: North Yorkshire Council

Council Tax Band: C

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/7539-2426-4000-0916-7226>

We have been informed that all mains services are available.

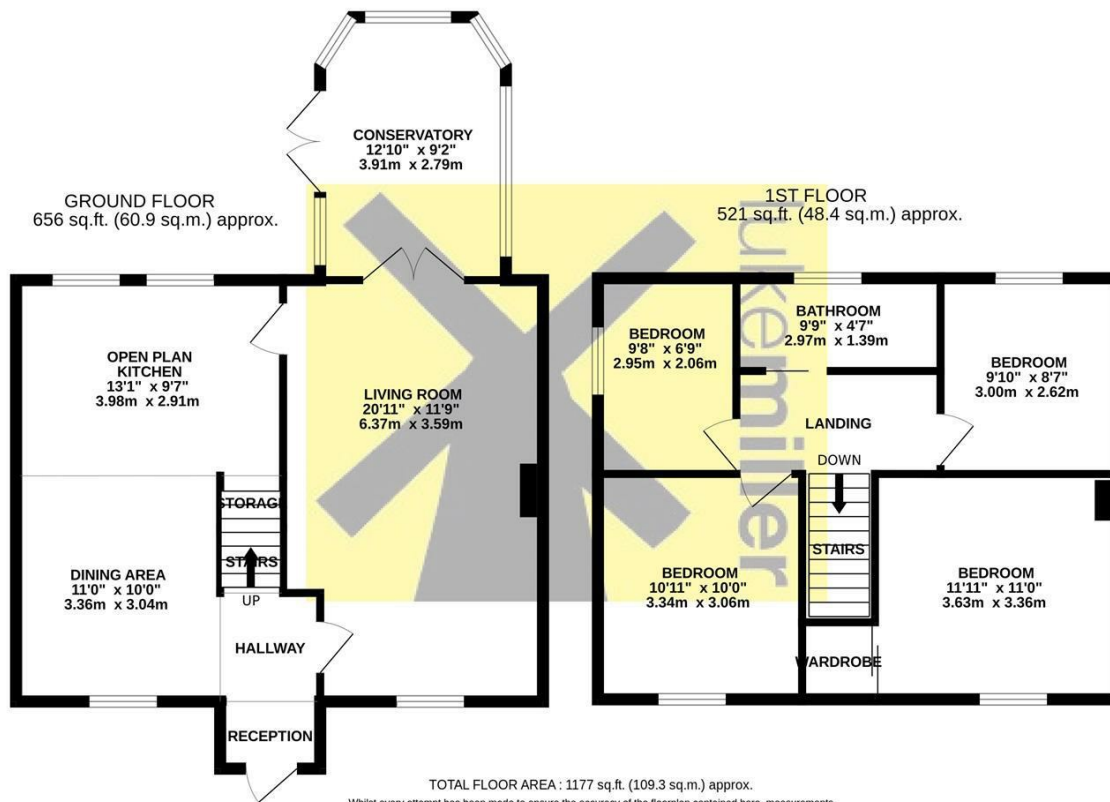
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