



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**9 Mac Arthur Close  
Thirsk, YO7 1SQ**

**Guide Price Guide  
Price £335,000**



**In a sought-after position within easy reach of local amenities, this detached bungalow offers spacious, well-planned accommodation and generous gardens that are easy to maintain. A private driveway and detached garage provide excellent parking, making it an appealing option for a wide range of buyers.**



### **The Property**

Set back from the road in a very desirable location, this detached bungalow offers large and well-proportioned accommodation with a layout to suit a range of buyers. It sits within generous yet manageable gardens, with buyers in a position to proceed encouraged to contact the office without delay. A private drive and detached garage provide ample parking.

Inside, the large reception hall gives access to all rooms. The living room is positioned to the front of the property and is a generous space, easily accommodating both lounge and dining furniture if needed. A large front-facing window allows plenty of natural light, and a gas fire with decorative surround provides a focal point.

The dining kitchen sits to the rear and is fitted with a range of base units. The vendors recognise that aspects of modernisation may be desired, and this is reflected in the guide price. To the rear of the kitchen, there is a window and a door that opens to the porch, leading to the private seating area.

Two bedrooms are well-sized doubles. Bedroom one overlooks the front garden and includes fitted wardrobes, while bedroom two is at the rear of the property. Bedroom three may serve as a single room, office, or craft room if required.

The bathroom comprises a panelled bath, WC, and pedestal basin, with a side window providing natural ventilation. In addition, there are two useful storage cupboards off the hallway.

Externally, the front garden has been recently cleared, offering the successful purchaser a blank canvas to create a garden to their taste. From the kitchen, a quiet seating area also provides side access to the detached garage and driveway. Completing the grounds, there is a further small garden area with a mature apple tree and lawn.

Council: North Yorkshire

Tax Band: D

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0252-3053-5208-9885-3200>

### **The market town of Thirsk**

Thirsk is ideally located for country pursuits and offers a racecourse, excellent golfing facilities, and various sports opportunities. Situated in 'Herriot Country' between the Yorkshire Dales and North York Moors National Parks, it provides a charming living environment.

The town's market square features a wide range of independent shops, restaurants, and cafes, adding to its appeal.

Thirsk has excellent road links to Harrogate (22 miles), York (21 miles), Leeds (30 miles), and Teesside (23 miles), as well as rail connections via the TransPennine Express and Grand Central, offering direct access to London Kings Cross in under 2½ hours. Airports at Durham Tees Valley (25 miles) and Leeds Bradford (35 miles) further enhance connectivity.

Thirsk has three primary schools and a secondary school, with well-regarded private schools, including Queen Mary's, Cundall Manor, Ampleforth, and Queen Ethelburga's, within a 20-mile radius.

### **Disclaimer**

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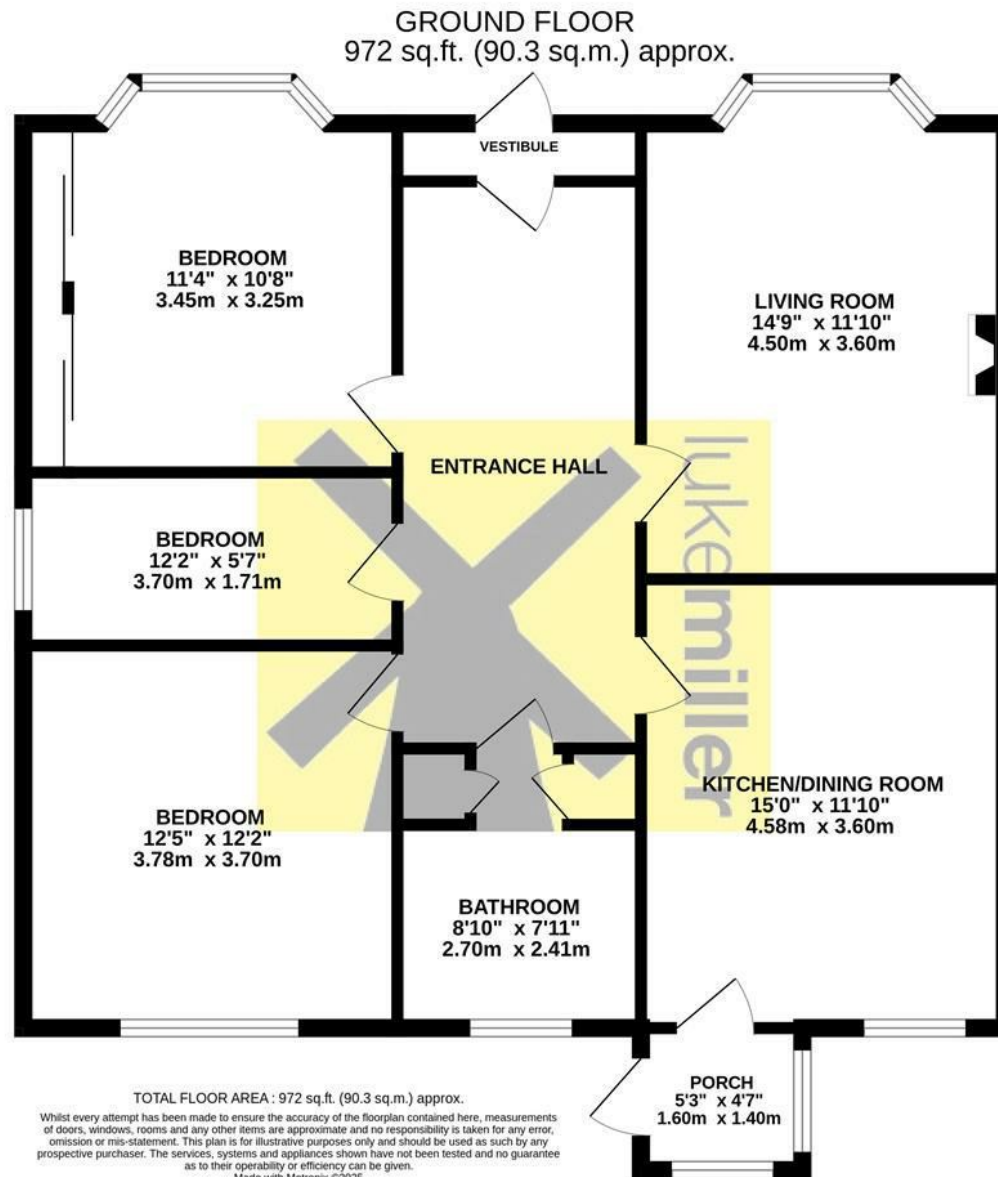












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