



1 Woodland Way, Thirsk, YO7 3SX
Price Guide £380,000



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

Occupying an excellent position overlooking a small green, this well-presented four-bedroom detached home offers generous family accommodation, a south-facing rear garden and useful additional space throughout. Highlights include a bright dual-aspect living room with bay windows, a spacious dining kitchen opening onto the garden, utility room, principal bedroom with en-suite, driveway parking, single garage and a substantial powered garden building ideal for home working or hobbies.



The property

The spacious reception hall provides a welcoming entrance to the home, with access to the living room, dining kitchen and cloakroom, whilst the staircase rises to the first floor. Beneath the staircase is a generous open area which could readily accommodate additional fitted storage if required.

The living room is particularly well proportioned and benefits from large bay windows to two elevations. This dual-aspect arrangement brings excellent natural light into the room and also takes advantage of the property's position overlooking the small green to the front.

The dining kitchen provides a generous amount of fitted storage and worktop space, together with a range of integrated appliances. There is ample room for a full-sized dining table, whilst French doors open directly onto the south-facing rear garden and its extended patio seating area.

An adjoining utility room provides plumbing and space for laundry appliances together with additional storage, helping to keep the main kitchen clear of everyday household items. A separate ground-floor cloakroom is fitted with a WC and wash hand basin.

On the first floor, the landing provides access to all four bedrooms and the family bathroom. The principal bedroom is a particularly good size and includes its own en-suite shower room, whilst the remaining three bedrooms provide flexible accommodation for children, guests or those requiring dedicated space to work from home.

The family bathroom has been upgraded and is fitted with a panelled bath with tiled surround, WC and wash hand basin.

The property's position is further complemented by a small garden area to the front. The current owners make good use of this space with outdoor seating, providing a pleasant place to sit whilst looking across the adjoining green.

To the rear is a south-facing garden which has been arranged to provide a good balance between lawn and seating areas. The paved patio has been upgraded and extended, creating plenty of room for outdoor furniture, whilst raised planting beds and fenced borders provide additional interest and definition.

A particularly useful addition is the substantial garden building positioned towards the rear of the plot. Equipped with power and lighting, it provides excellent additional space and could work particularly well as a children's room, hobby space or substantial home office. The building may be available by separate negotiation or included within the sale, subject to agreement with the vendors.

Parking is provided by the driveway, which leads to a single garage and provides useful off-road parking alongside the property's garden and outside space.

Important information

The property is freehold

Council: North Yorkshire

Tax Band: E

EPC: B

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2678-2071-7379-6821-4964>

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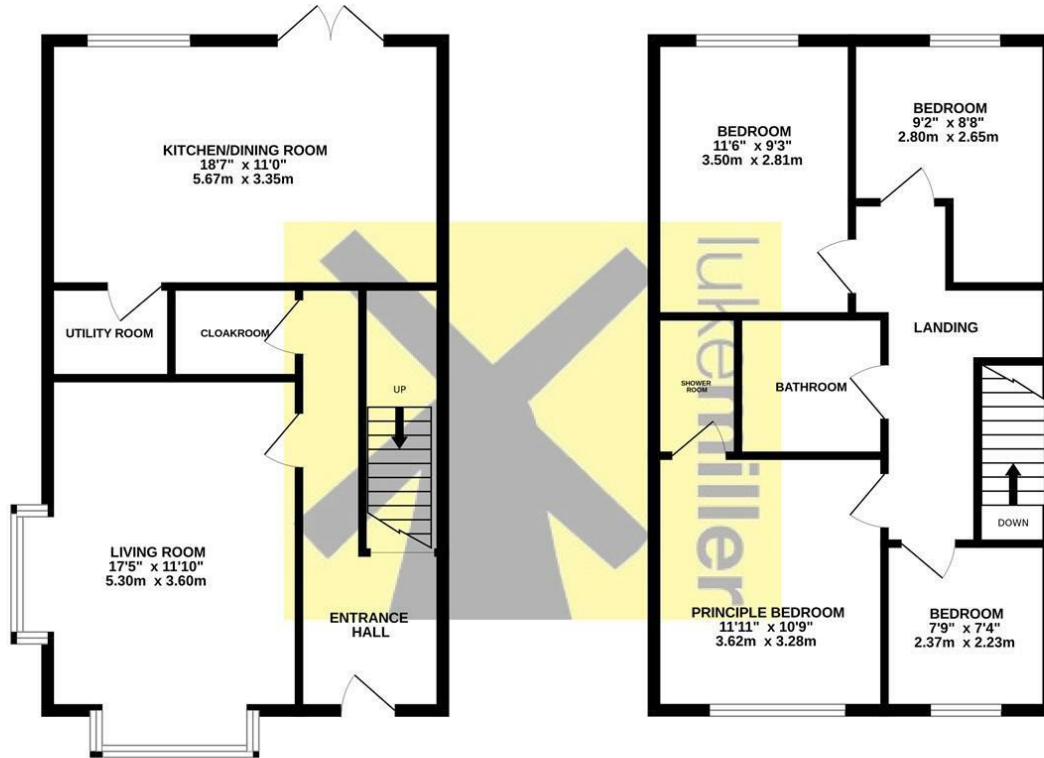
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GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.

1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 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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