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21 Danum Avenue, Thirsk, YO7 1RU
Price Guide £274,000



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

An impressive three-bedroom home where a substantial rear extension has created a bright, contemporary open-plan breakfast kitchen with vaulted ceiling, rooflights and direct access to the garden. The accommodation is generous and well balanced, combining modern styling with flexible living space, including a substantial garden room. Well positioned for local schools, town amenities and transport links, with a good-sized rear garden and off-road parking for two vehicles.



The property

On entering the property, the main reception hall provides access to most of the ground-floor accommodation, with a staircase rising to the first-floor bedrooms and bathroom.

To the front elevation is the main living room, providing a separate and well-proportioned reception space.

To the rear, the sitting room forms part of a more open-plan arrangement with the contemporary breakfast kitchen, creating a larger and more sociable area for day-to-day living and entertaining. The substantial rear extension accommodates the kitchen, which is fitted with a comprehensive range of base and wall units, generous worktop space and a selection of integrated appliances. A vaulted ceiling and two rooflights bring plenty of natural light into the room, while French doors open directly onto the rear garden. There is also ample space for informal dining.

Adjoining the kitchen is a well-equipped utility room, which in turn provides access to the ground-floor cloakroom.

On the first floor are three well-proportioned bedrooms, comprising two doubles and a single, together with the family bathroom. This is fitted with a panelled bath with shower over, WC and pedestal wash hand basin, complemented by tiled surrounds and a window to the rear elevation.

Within the rear garden is a substantial garden room, finished to a high standard and suitable for a variety of uses. This could provide valuable additional space for the family, a dedicated home office, gym or hobby room.

The garden provides a good-sized recreational area, together with an extended stone-flagged patio offering ample room for outdoor seating and dining. To the front, a gravelled driveway provides off-road parking for two vehicles.

****Important Information****

The property is freehold

Council: North Yorkshire

Tax Band: C

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2303-7530-2895-8215>

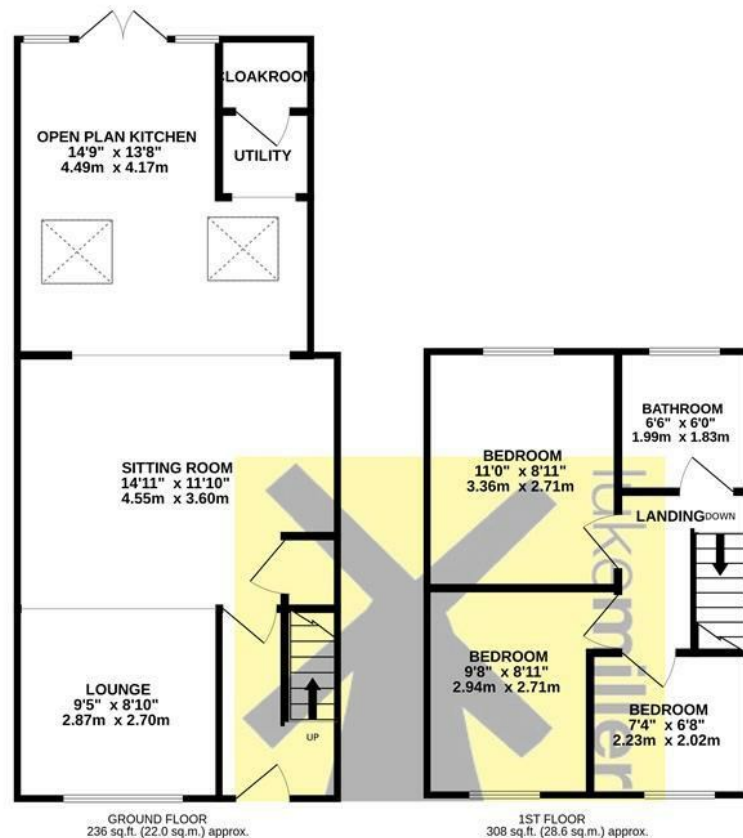
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TOTAL FLOOR AREA : 1054 sq.ft. (97.9 sq.m.) approx.

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