



28 Magnolia Way, Thirsk, YO7 3FU
Price Guide £264,950



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

Offered with no onward chain, this well-presented three-bedroom home has been upgraded by the current owners and provides modern, well-balanced accommodation throughout. Highlights include a contemporary dining kitchen, en-suite principal bedroom, off-road parking for two vehicles and a south-facing rear garden with an extended patio seating area, creating an attractive and easily managed outside space.



The property

A particularly well-presented three-bedroom home which has been carefully upgraded by the current owners, offering modern, well-balanced accommodation together with a south-facing rear garden and parking for two vehicles. The property is presented in excellent order throughout and benefits from double glazing, modern fittings and a range of upgraded finishes.

The reception hall provides a welcoming entrance to the property, with access to the living room, dining kitchen, downstairs toilet and staircase rising to the first floor. Marble-style flooring continues from the hall into the dining kitchen and downstairs toilet, providing a consistent finish across much of the ground floor. A built-in shoe cupboard offers useful storage within the hallway.

The living room is a comfortable and well-proportioned space, with a rear-facing window and double doors opening directly onto the garden. The combination of glazing provides plenty of natural light and gives the room a pleasant outlook across the rear garden. A built-in storage and cloak cupboard provides useful additional space for coats and everyday household items.

The dining kitchen has been upgraded by the current owners and is fitted with a comprehensive range of contemporary units and generous worktop space. Integrated appliances include a full-sized dishwasher, fridge freezer and washer dryer. There is ample room for a full-sized dining table and chairs, making this a particularly useful room for both day-to-day living and entertaining.

A downstairs toilet completes the accommodation at this level and is finished with upgraded tiling.

On the first floor, the landing provides access to all three bedrooms and the family bathroom. The principal double bedroom and benefits from its own en-suite shower room, finished with upgraded tiling. The second bedroom also provides comfortable double accommodation, while the third is a well-proportioned single bedroom which would also work well as a nursery, study or home office.

The family bathroom is fitted with a panelled bath with

shower over, WC and wash hand basin, complemented by upgraded tiled surrounds. All bathroom areas within the home have been finished with upgraded tiles rather than the original standard specification.

Externally, the rear garden is a particular feature of the home. Its south-facing aspect allows the space to enjoy good levels of sunlight throughout the day, while the current owners have designed the garden with ease of maintenance in mind. The main area is laid with high-quality artificial grass, complemented by an extended patio which provides a generous space for outdoor seating, dining and entertaining.

The garden is enclosed by fenced boundaries and has been arranged to offer an attractive and usable outside space without the regular upkeep associated with a traditional lawn, making it particularly suitable for buyers wanting something straightforward to maintain.

To the front of the property there is designated off-road parking for two vehicles.

Important Information

Freehold property

Council: North Yorkshire Council

Council Tax Band: C

EPC Rating: B

E P C L i n k : <https://find-energy-certificate.service.gov.uk/energy-certificate/7407-3903-7309-4099-1200>

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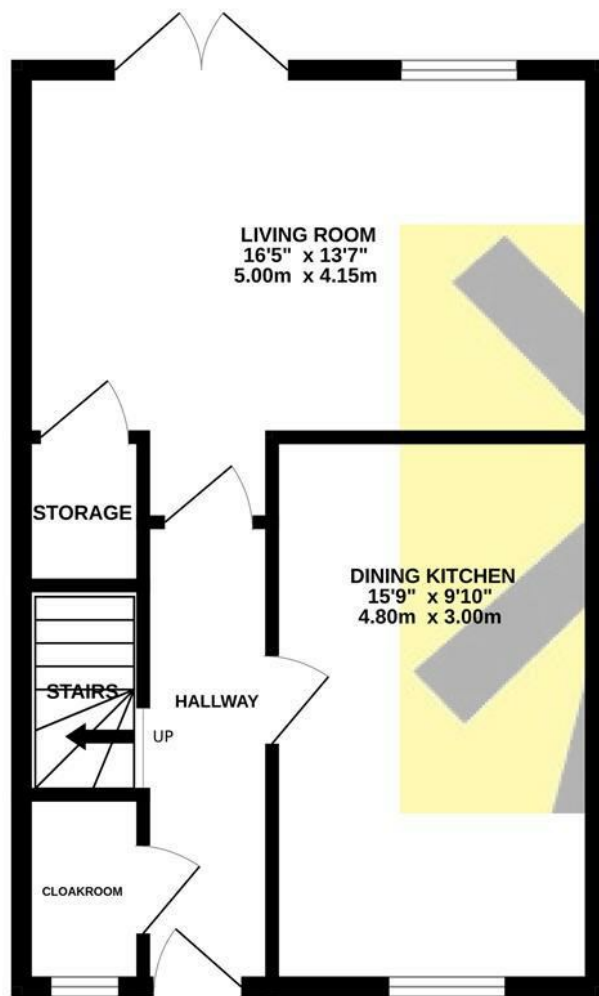
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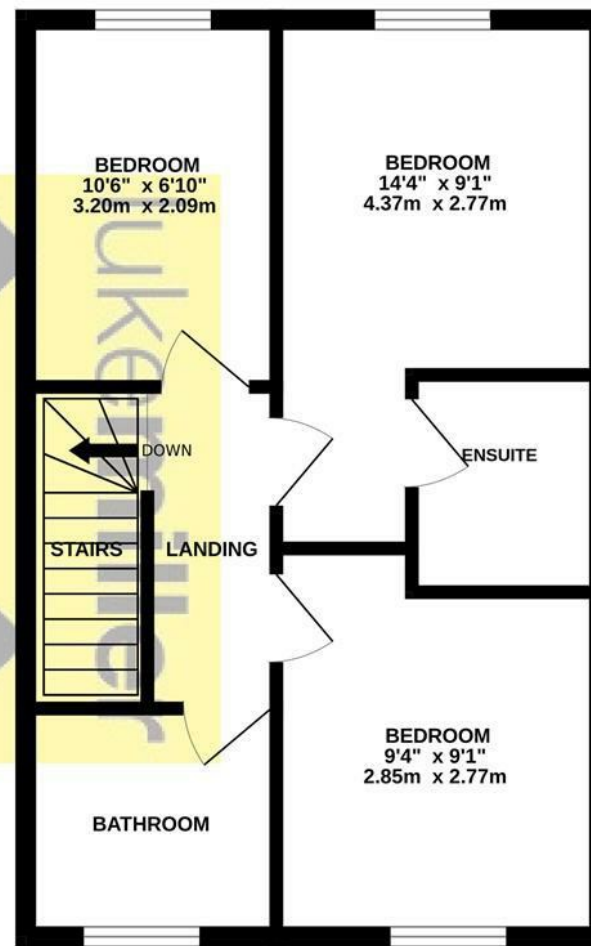




GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 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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