



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE



Back Lane, Thirsk, YO7 1JT
Offers Invited £295,000

A well-proportioned detached bungalow offering flexible accommodation and clear potential to extend, subject to consent. The home is centred around a generous reception hall, with a front-facing living room, a spacious dining kitchen, two double bedrooms and a bathroom. The loft space is substantial and may suit conversion. Outside, there are low-maintenance gardens and potential for off-road parking.

- Spacious detached bungalow with well-proportioned accommodation
- Dining kitchen with space for table and direct garden access
- Generous central reception hall with storage and loft access
- Two double bedrooms and a ground floor bathroom
- Front-facing living room with good natural light
- Large loft space offering clear potential to extend, subject to consent



The Property

With a large and welcoming central hall giving access to all ground floor accommodation, the property also benefits from a useful linen store and access to the loft via a drop-down ladder. In our opinion, the hall is of a size that could also accommodate a traditional staircase, should a purchaser wish to explore maximising the loft space, subject to the usual consents.

The living room sits to the front elevation and enjoys a large west-facing window, allowing good levels of natural light throughout the afternoon and evening. A decorative fireplace provides a clear focal point to the room.

Adjacent to the living room is the dining kitchen, fitted with a good range of base and wall units providing practical storage. There is ample space for a dining table and chairs, making it a genuinely usable everyday room. The kitchen benefits from windows to two elevations along with a door opening directly onto the rear garden.

The primary bedroom is a comfortable double room and benefits from fitted wardrobes. Bedroom two is also a double bedroom, with a large window overlooking the rear garden.

Completing the ground floor accommodation is the bathroom, which comprises a panelled bath, WC, and pedestal wash hand basin, with tiled surrounds and a window to the rear elevation.

Accessed via a drop-down ladder from the reception hall, the loft area offers excellent space and height, with windows to both the front and rear elevations. This area may be of particular interest to purchasers seeking a property with potential to extend the living accommodation further, subject to the necessary approvals.

Externally, the front garden has been designed for ease of maintenance, laid mainly to flags and well suited to potted planting. Steps lead up to the property through a wrought iron gate. The rear garden is again predominantly laid to flags and offers a blank canvas for those wishing to create a garden to their own design.

To the right-hand side of the property there is a shared drive, and we are informed that access is available, offering potential for off-road parking or the addition of a garage, subject to the relevant permissions.

Important Information

The property is freehold

Council: North Yorkshire

Tax Band D

EPC

EPC Link:

Disclaimer

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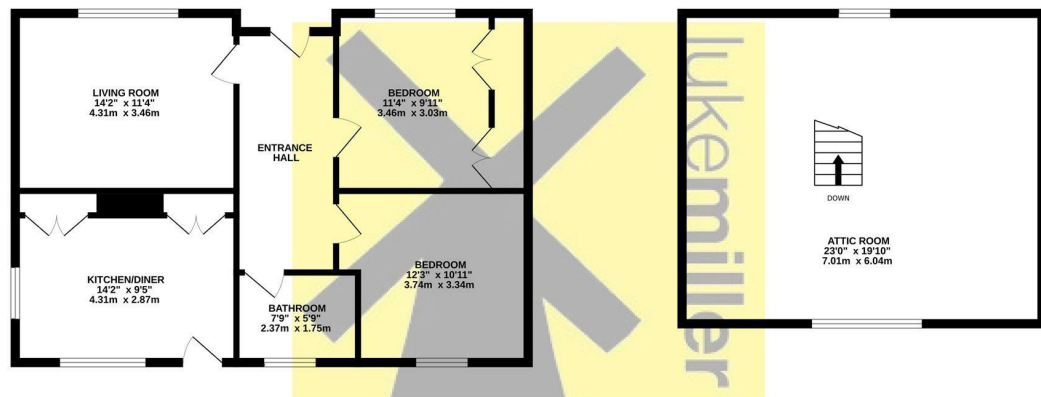
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GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.

1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 1174 sq.ft. (109.0 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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