



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



86 Kings Gardens, Thirsk, YO7 1NT
Guide Price £250,000

A substantial four-bedroom semi-detached home offering extensive living space, large gardens and a range of outbuildings including a garage with mechanics inspection pit, all set on a generous plot with return driveway parking. The property requires updating but presents a strong opportunity for buyers looking for space, flexibility and potential, particularly those with hobbies, vehicles or workshop needs.



The property

Entry to the property is via a practical boot room, ideal for everyday storage, which then leads into the main hallway. From here there is access to the living room, kitchen and ground floor bathroom.

The living room is a well-proportioned space with room for a full suite and a dining table. It retains an open fire and has windows to two elevations, giving good natural light.

The kitchen is positioned to the rear and, while in need of remodelling, currently provides extensive wall units, good worktop space and an additional storage cupboard. A door from here leads into the rear porch.

The ground floor bathroom includes a paddle bath, WC and pedestal wash basin.

On the first floor, the landing leads to four bedrooms: three doubles, including a primary bedroom with ensuite, and a single bedroom overlooking the rear gardens.

The garage can be accessed via the roller door to the front or internally from the rear porch. It offers space for two smaller vehicles. Beyond the garage, double doors open into a large outbuilding which includes an inspection pit and offers significant workspace. Please note: as these are outbuildings, the garage will be excluded from any survey.

The rear garden is a generous family-sized lawn with mature screening to the boundary. To the front, the return driveway provides excellent off-road parking.

Please note:

As these are outbuildings, these will be excluded from any survey

Solar Panels- We have been informed that the solar panels are owned by the vendor

The property is freehold

Council: North Yorkshire

Tax Band: C

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8007-4964-2629-8127-5863>

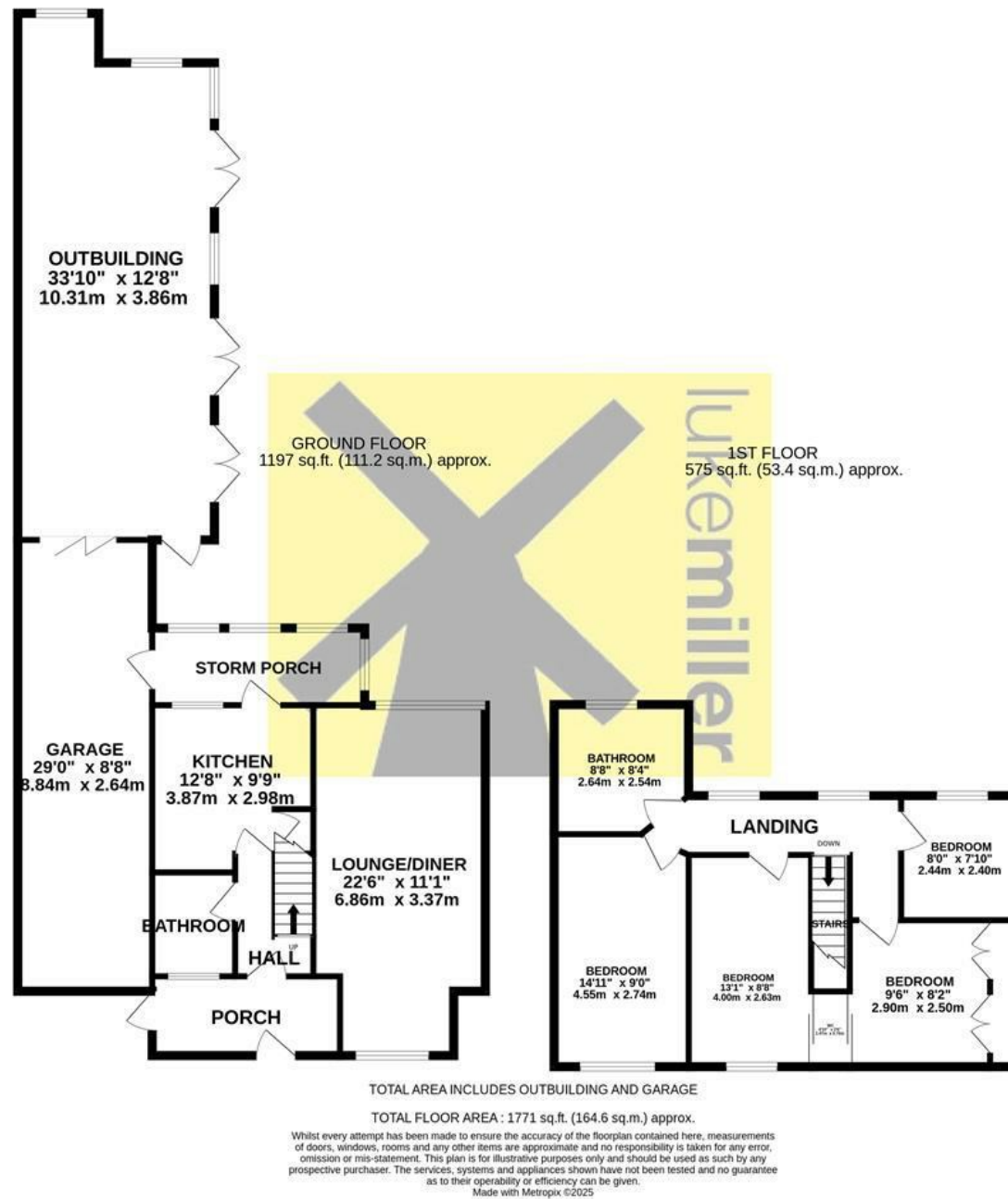
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