



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



3 Hambleton View, Thirsk, YO7 1EQ
Offers Invited £195,000

A well-presented family home with recent upgrades including a new central heating boiler, radiators and updated electrics, offering well-balanced accommodation throughout. The property is complemented by notably large gardens, providing a significant amount of outdoor space. Early viewing is advised to appreciate what is on offer, with the vendor OPEN TO SENSIBLE AND REALISTIC OFFERS

- Updated Central Heating and Electrics
- Scope to Extend
- Excellent Living Space
- Exceptional Gardens
- Three Bedrooms
- NO ONWARD CHAIN



The Property

On entering, a reception hall provides access to the principal ground floor accommodation, with a staircase rising to the first floor. The layout is straightforward and well arranged, offering a clear distinction between living and bedroom space.

The living room is a well-proportioned room with windows to both the front and rear elevations, allowing for consistent natural light throughout the day. The room is centred around a decorative fireplace with a contemporary surround and offers sufficient space to accommodate both seating and dining, if required. A built-in cupboard provides useful additional storage.

To the rear, the kitchen overlooks the garden and is fitted with a range of modern wall and base units, complemented by tiled splashbacks and a stainless steel sink with drainer. There is space and plumbing for freestanding appliances, allowing flexibility in layout. A door opens directly onto the rear garden, which works well for day-to-day use.

The ground floor bathroom comprises a panelled bath, pedestal wash hand basin and WC, with tiled surrounds and a window to the front elevation providing natural light and ventilation.

To the first floor, the landing leads to three bedrooms. There are two well-sized double rooms, both capable of accommodating wardrobes and additional furniture, together with a third, smaller, double bedroom which lends itself to use as a study, nursery or occasional bedroom. Access to the loft is also available from the landing, providing further storage.

Externally, the property is approached via a shared pathway leading to a lawned front garden enclosed by hedging. A shared side passage provides access to the rear. The rear garden is a notable feature, extending to a generous size and predominantly laid to lawn, offering scope for further landscaping or the addition of a garden building, subject to the usual consents. Two brick-built storage rooms are also in place, suitable for general storage, bicycles or garden equipment.

Important Information

The property is Freehold

Council: North Yorkshire

Tax Band: B

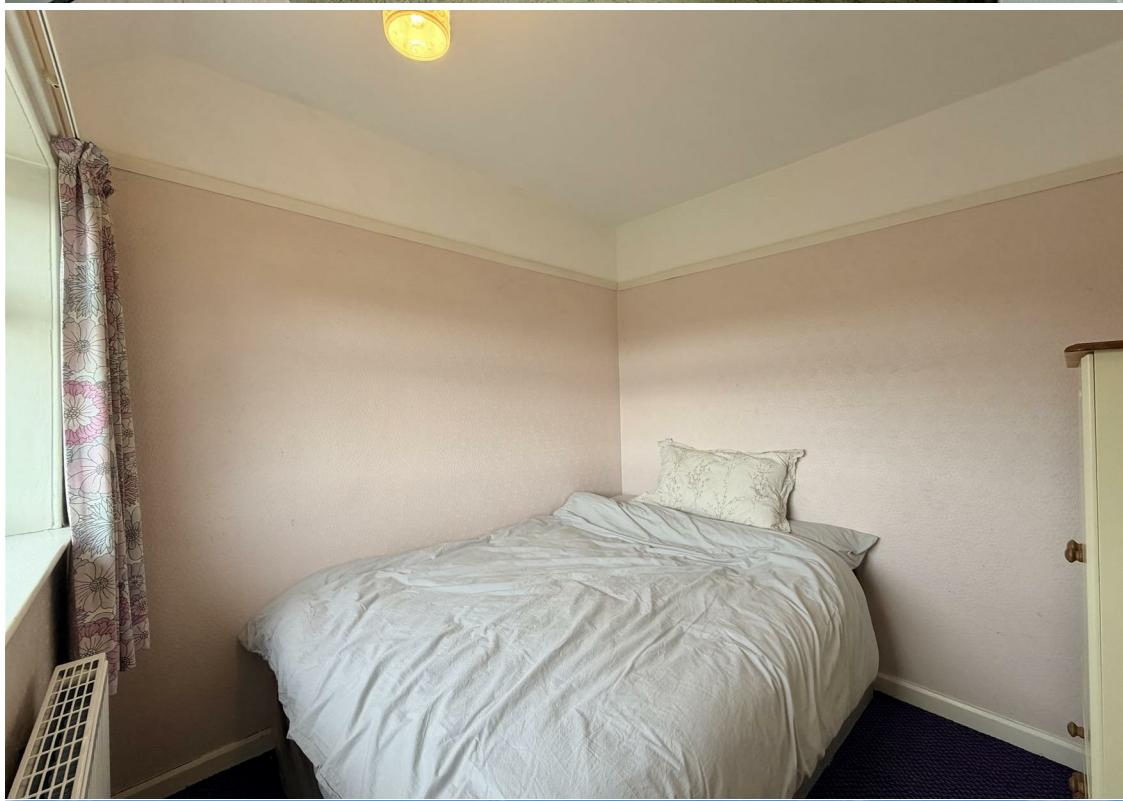
EPC: E

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2523-1540-8701-1177-7129>

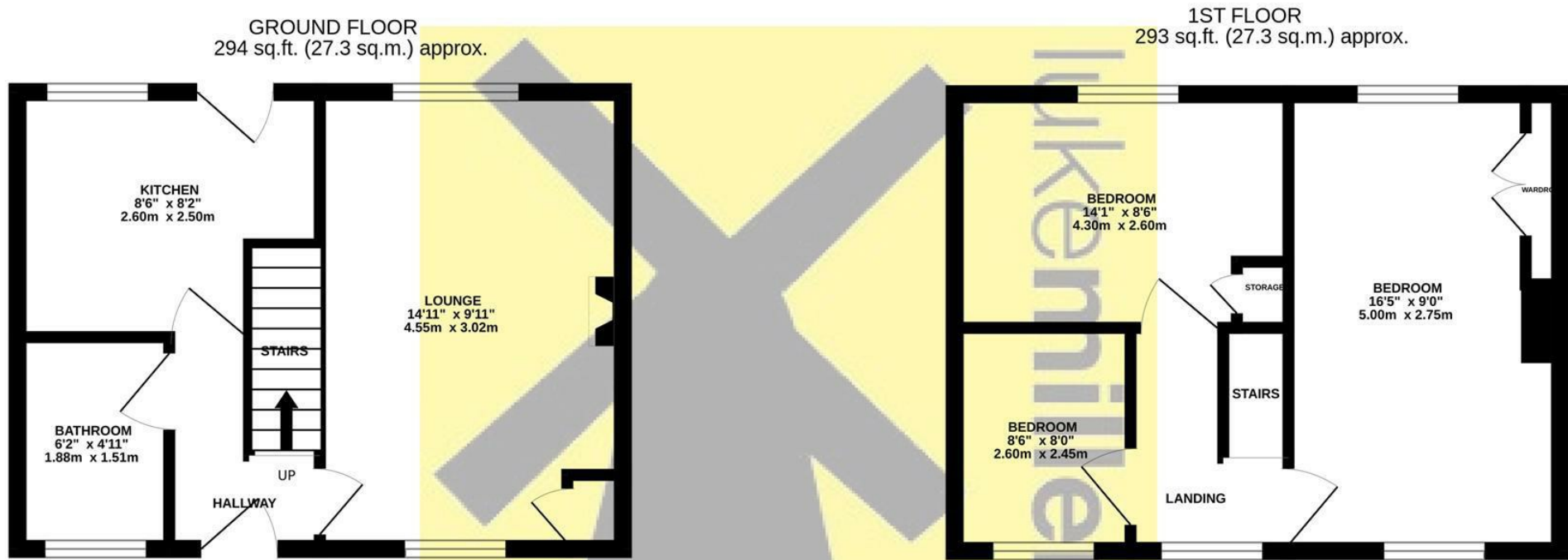
Disclaimer

We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

The copyright and all other intellectual property rights on this site, including marketing materials, trademarks, service marks, trade names, text, graphics, code, files, and links, are owned by Luke Miller & Associates. All rights are reserved.







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.
 Made with Metropix ©2026