



8 Byland Avenue,  
Thirsk, YO7 1DH  
Guide Price Guide  
Price £220,000



**Luke Miller & Associates**  
ESTATE AGENTS LETTINGS AGENTS FINANCE

**A well-positioned two-bedroom semi-detached bungalow, offered with no onward chain and available for immediate viewing. Located within easy reach of the town centre, the property offers generous internal space, manageable gardens, ample parking, and a detached garage. Serious offers will be considered, making this a practical option for buyers looking to move quickly.**



### **Property Description**

Set back from the road with a large private drive, this semi-detached bungalow offers well-proportioned accommodation and a layout that will suit a range of buyers. The property is accessed via a wide driveway providing off-street parking for several vehicles, along with a detached garage—ideal for those with a motorhome, caravan, or multiple cars.

Inside, the reception hall gives access to all rooms. The living room is positioned to the front of the property and is a generous space, easily accommodating both lounge and dining furniture if needed. A large front-facing window allows plenty of natural light, and a gas fire with decorative surround provides a focal point.

The breakfast kitchen sits to the rear and is fitted with a range of base units. There's space for a freestanding fridge, along with plumbing for a washing machine and dishwasher, and room for a small dining table. A window and rear door offer views over the garden and lead into a sunroom.

Both bedrooms are well-sized doubles. Bedroom one overlooks the rear garden and includes fitted wardrobes, while bedroom two, at the front, works well as a guest room or hobby space.

The bathroom comprises a panelled bath, WC, and pedestal basin, with a side window providing natural ventilation.

Externally, the front garden is low-maintenance, mainly gravelled with mature planting along the boundary. The rear garden is south-facing and similarly easy to maintain, with a smaller footprint—ideal for those looking for private outdoor space without the upkeep.

### **Important Information**

The property is freehold

Council: North Yorkshire

Tax Band: C

EPC:

EPC Link:

### **Disclaimer**

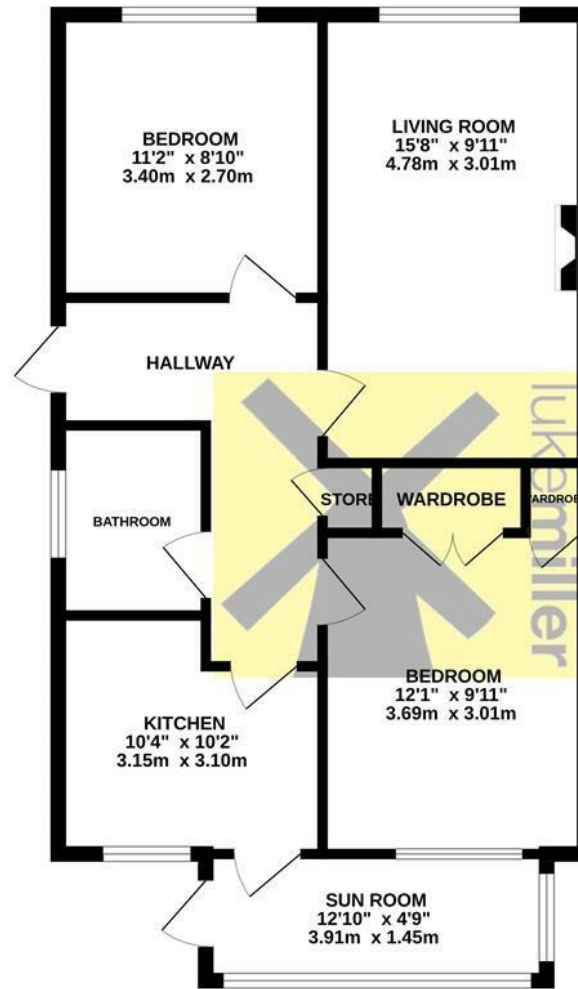
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GROUND FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.6 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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