



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**Laygarth  
Cundall Road,  
Thirsk,  
YO7 3QZ  
Price Guide Price  
Guide £350,000**



A beautifully presented detached bungalow, located in the highly sought-after village of Asenby, North Yorkshire. This well-balanced home offers spacious living accommodation alongside generous bedrooms and stands within exceptional, well-maintained gardens—ideal for a range of buyers.



### **The Property**

Set within the desirable village of Asenby, this beautifully presented detached bungalow offers generous and well-balanced living accommodation, exceptional gardens, and a highly practical layout. Located in a cul de sac, viewings are highly recommended.

Upon entry, the central hallway provides access to all main areas of the property. The spacious living room features a wood-burning stove as its main focal point and is open plan with the dining area—making it well-suited for both everyday use and when hosting guests. A large bay window and a second front-facing window allow plenty of daylight into the space without it feeling overexposed.

Adjacent to the living and dining space, the kitchen is fitted with a contemporary range of base and wall units, offering excellent storage and integrated appliances. A side-facing window and direct access to the south-facing patio enhance the space further.

There are three well-appointed bedrooms—two doubles and a single. The single bedroom is currently used as a home office but would also suit as a craft or hobby room. The bathroom comprises a panelled bath with shower and glass screen, WC, pedestal sink, tiled surround, and a side-facing window. Furthermore, there is access to the part boarded loft from the hallway through a hatch and ladder.

Both double bedrooms are positioned at the rear of the home, overlooking the immaculately maintained gardens. These gardens are a true highlight of the property—thoughtfully landscaped to include a large stone patio with multiple seating areas, a lawned garden, vegetable patch, and a dedicated children's play area. The south-west facing aspect ensures an abundance of natural light throughout the day.

To the front, the gardens are designed for low maintenance, featuring lawn, box lavender borders, and a stone-flagged pathway leading to the rear. A gravelled driveway provides ample off-street parking and leads to a single garage with both an up-and-over door and rear access. For those with an electric vehicle, there is an installed charging point included in the sale.

#### **Important Information**

The property is Freehold

Council: North Yorkshire

Tax Band: D

EPC: D

EPC Link <https://find-energy-certificate.service.gov.uk/energy-certificate/8700-8134-4829-8496-2833>

Floor Plan- Please note that floor plan size includes the garage.

### **The Village Of Asenby**

This delightful village offers a peaceful yet well-connected location, ideal for those seeking a balance between rural tranquillity and excellent accessibility. Positioned near the North York Moors National Park, residents can enjoy stunning natural landscapes, ideal for walking, cycling, and outdoor pursuits.

The village benefits from easy access to the A1(M) and A19, making travel to nearby cities convenient, with York (30 minutes), Harrogate (35 minutes), and Leeds (50 minutes) all within reach. Thirsk railway station, just a short drive away, provides direct services to York, Leeds, Manchester, and London Kings Cross (under 2½ hours). For air travel, Durham Tees Valley Airport (30 minutes) and Leeds Bradford Airport (45 minutes) are easily accessible. The beautiful North Yorkshire coast is also less than an hour away, offering picturesque seaside destinations such as Whitby and Saltburn.

The area is served by reputable schools and boasts superb dining establishments, along with essential amenities in the neighbouring village of Topcliffe, including a post office, doctors' surgery, and primary school. With its proximity to the vibrant market town of Thirsk, this village presents an excellent opportunity to enjoy a friendly, active community while benefiting from outstanding access links and the best of rural and urban living.

### **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.

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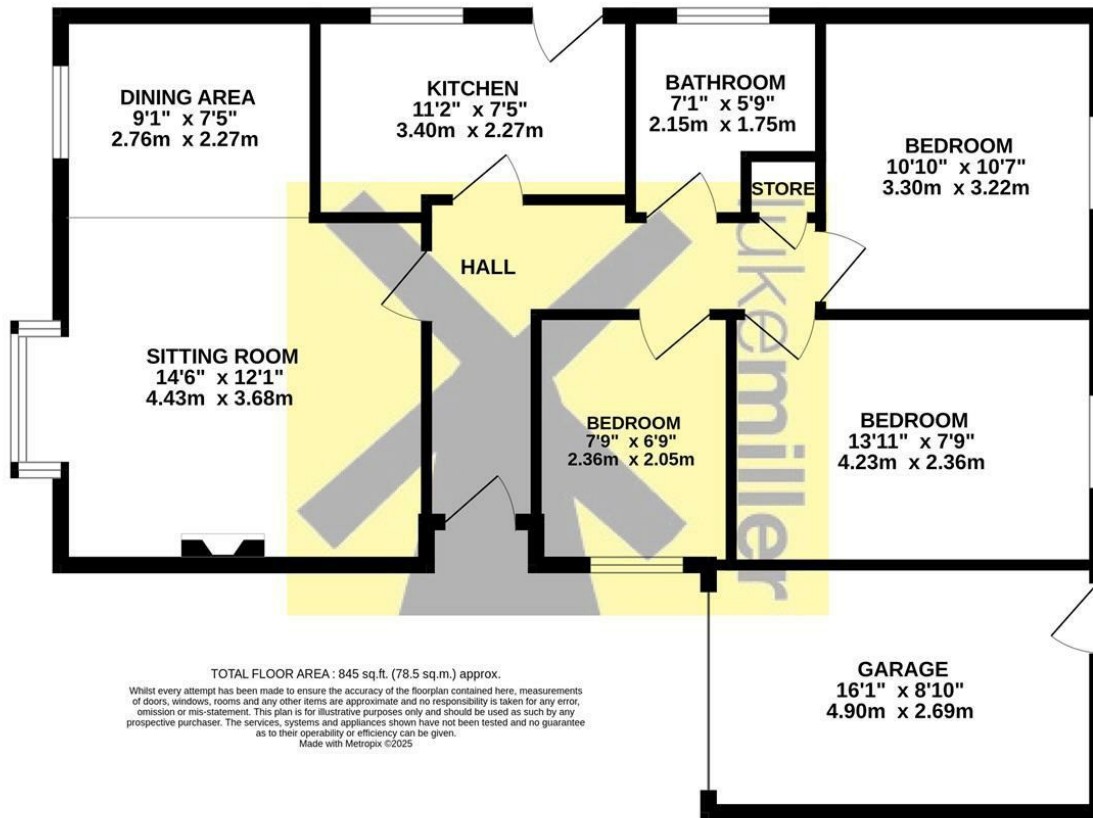








GROUND FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



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