



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



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

Set close to the town centre, this is an excellent opportunity to purchase a spacious two bedroom semi detached bungalow that is subject to no forward chain. Requiring aspects of modernisation, and priced accordingly, this home has the advantage of excellent living space, a manageable south-facing garden, ample off-road parking and a large detached garage.



The market town of Thirsk

Thirsk is ideally placed for those who enjoy country pursuits and together with a popular racecourse, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot Country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:

The Spa town of Harrogate (22 miles)

Historic York (21 Miles)

Leeds (30 Miles) and

Teesside (23 Miles)

Thirsk has the following excellent rail connections:

TransPennine Express to York, Leeds and Manchester

and the Grand Central Train line giving direct access to

London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

Property Description

On entry to the home, the reception hall leads to all of the property's accommodations. The Living room, to the front elevation, is of a generous size offering space for both sitting room furniture and dining area if required. There is also a very large window allowing light into the room and also a gas fire with a decorative surround.

Also accessed via the reception hall, the breakfast kitchen is fitted with an arrangement of base units and plumbing for a washing machine/dishwasher. There is a window and door to the rear elevation.

The two bedrooms are a very good size with bedroom one having fitted wardrobes and a large window overlooking the rear gardens whilst bedroom two, to the front elevation, may serve as a hobby room or home office if required.

The bathroom is fitted with a step-in corner shower cubicle, w.c and also a wash hand basin sink set on a pedestal with a window to the side elevation.

The energy performance certificate has been completed though we are awaiting its return.

Externally, there is a very large drive allowing ample off-road parking for several cars and also a detached garage (5.5m x 2.6m) which is accessed via double timber doors. To the rear of the garage, there is also a further store room which is approximately 1.5m x 1m

The gardens are also very easily maintained and may be ideal for those wishing to create a personal garden to their requirements. The rear garden is also south-facing and has been designed for ease of maintenance.

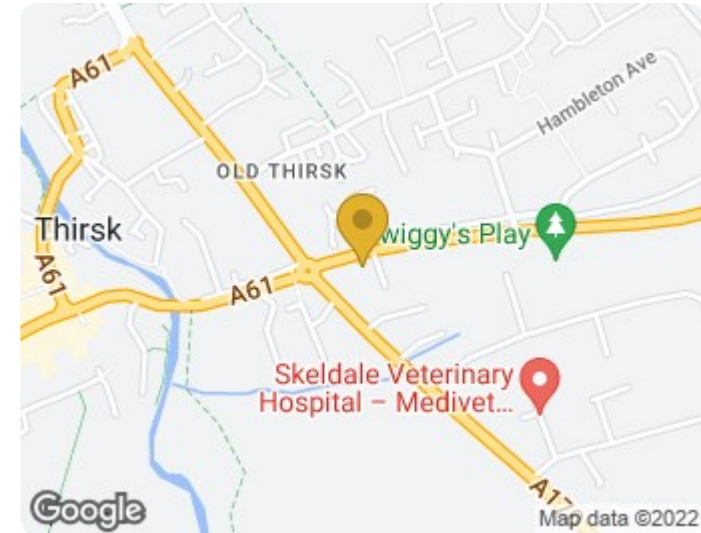
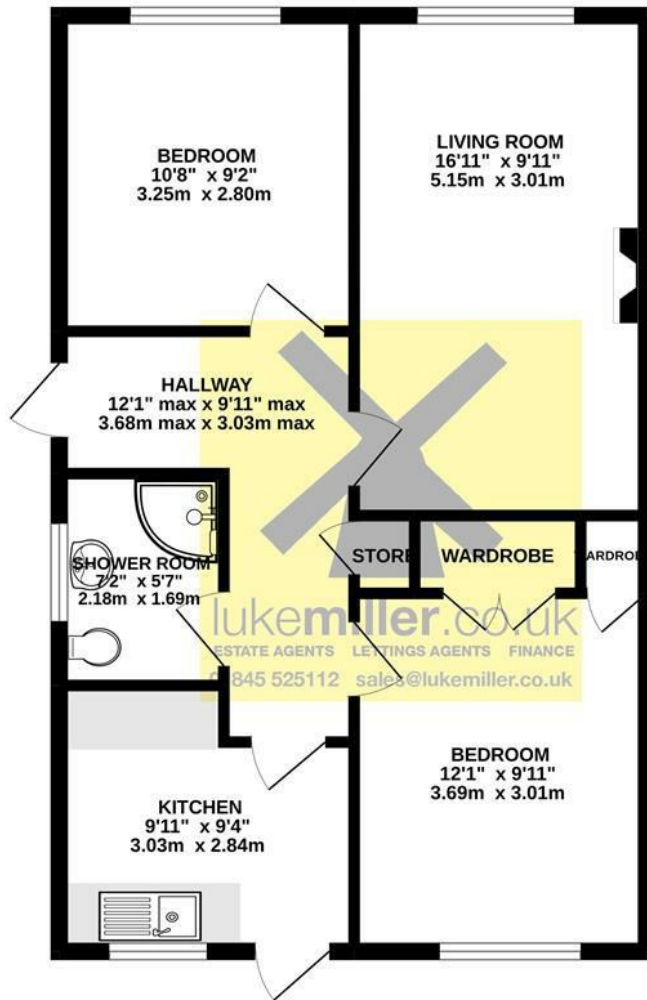
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GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 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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