



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>

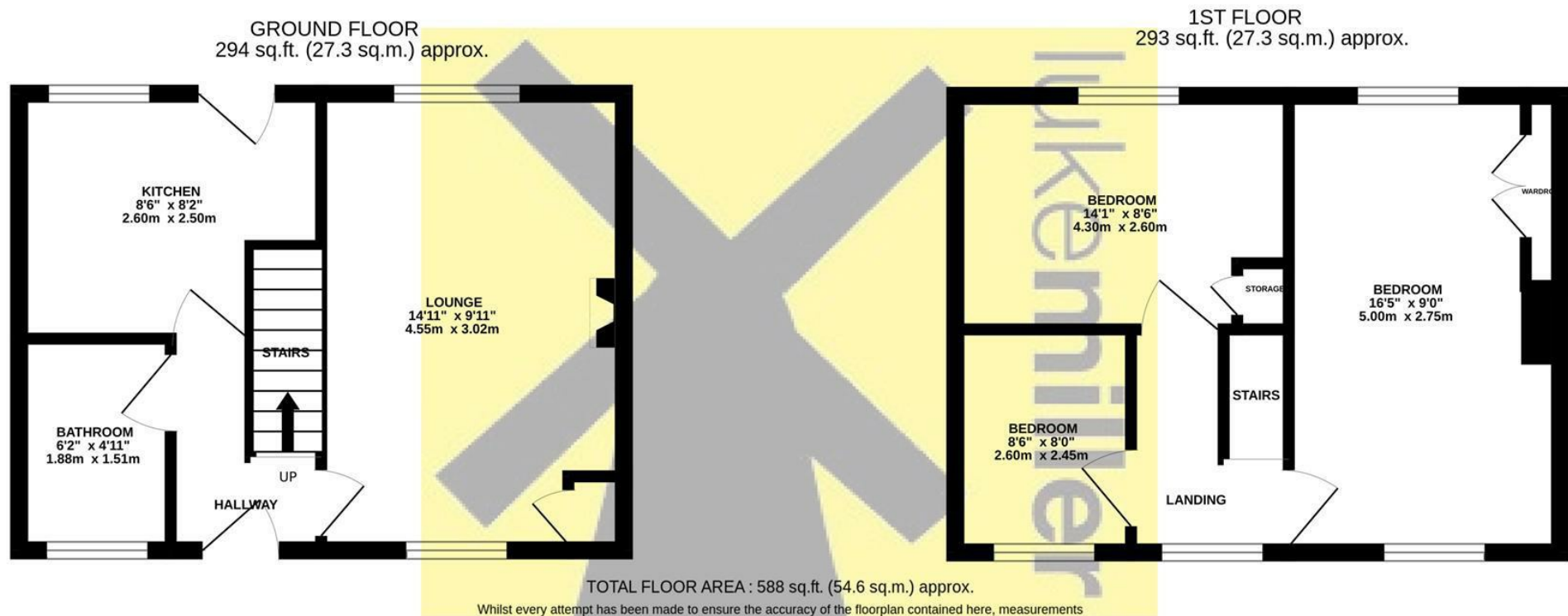
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