



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**Holmefield  
South Kilvington, Thirsk, YO7  
2NJ  
Price Guide £299,500**

Located within easy reach of Thirsk town centre, this spacious and well-designed detached bungalow offers comfortable living with the benefit of south-facing gardens and countryside views. With generous room sizes, a conservatory, and ample parking with garage, this is an ideal purchase for those seeking a practical, peaceful home with good access to local amenities.



## **Property Description**

On entering the property, you are welcomed into a useful vestibule with tiled flooring, which then leads into the main reception hall. From here, there is access to the kitchen, dining lounge, bathroom and all three bedrooms. Beyond the third bedroom is a conservatory, and the hall also provides access to a storage cupboard and the loft hatch.

Positioned to the front elevation, the dining lounge is a generous and versatile space with ample room for both living and dining furniture. There is also a wood burning stove serves as the room's central focal point.

The kitchen, also to the front of the home, is well-appointed with a wide range of base and wall units, plenty of work surface space, and an integrated sink with mixer tap. Included in the sale are a range of appliances, such as a range cooker with gas hob and double electric oven, washing machine, fridge, and separate freezer.

From the hallway are three bedrooms: the main bedroom is to the rear and benefits from built-in wardrobes and windows to two elevations, while the second also has windows to two elevations. The third, occasional, bedroom is to the rear and features French doors opening into the conservatory. This room is a fantastic addition to the home and provides further living space with lovely views over the rear garden.

The house bathroom is fitted with a panelled bath and shower over, WC and hand wash basin.

Externally, the south-facing gardens are well-stocked and maintained, featuring lawned areas, raised beds, established borders, and open views to the rear over countryside and fields.

To the side, there is driveway parking which leads to a detached single garage.

PLEASE NOTE: The front and garden photographs were taken pre tenancy, as the home has been a successful rental asset for the current vendors. Works are being undertaken currently to the gardens. These photographs will be changed accordingly once the works have been completed.

## **Important Information**

The property is Freehold

Council: North Yorkshire

The Council Tax Band is : D

EPC: D

EPC Link:: <https://find-energy-certificate.service.gov.uk/energy-certificate/9320-2267-7120-2099-0211>

## **Location**

The active village of South Kilvington, boasts a popular primary school, respected Freehold public house, COE St Wilfred church and excellent access to the market towns of Thirsk and Northallerton. In addition, there is a wide range of sporting facilities available in the area with Thirsk & Northallerton Golf Club being less than one mile away.

Holmefield is located by leaving the market square of Thirsk via the A161 towards South Kilvington. At the roundabout, approximately 1.5 miles from the market square, turn right onto Upsall road. Holmefield is found on the right-hand side in an elevated position.

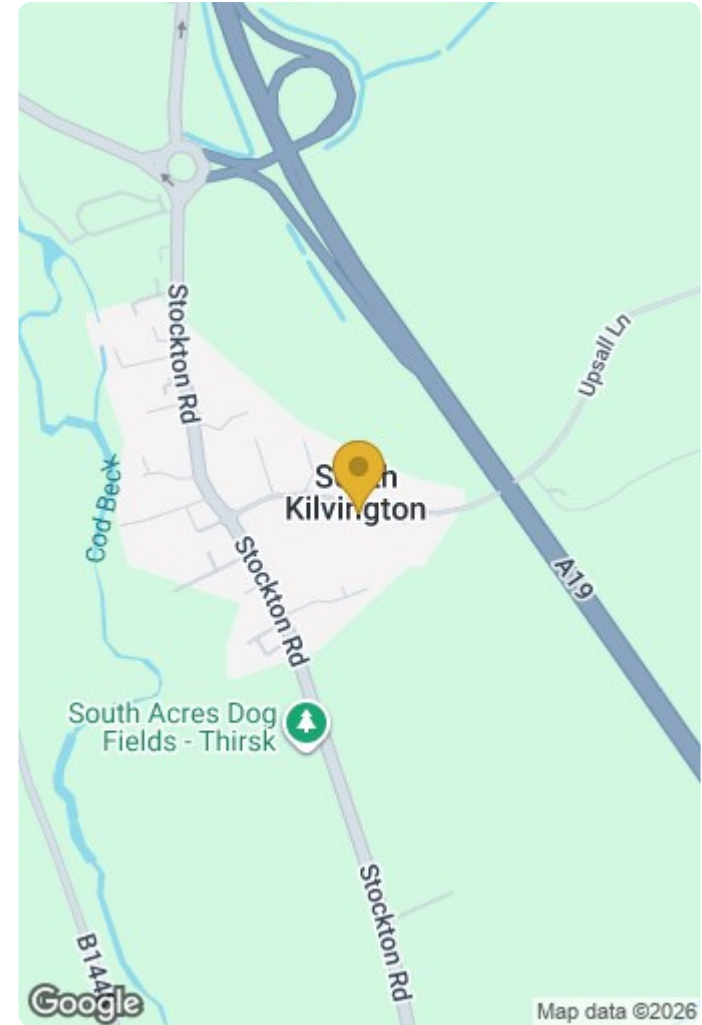
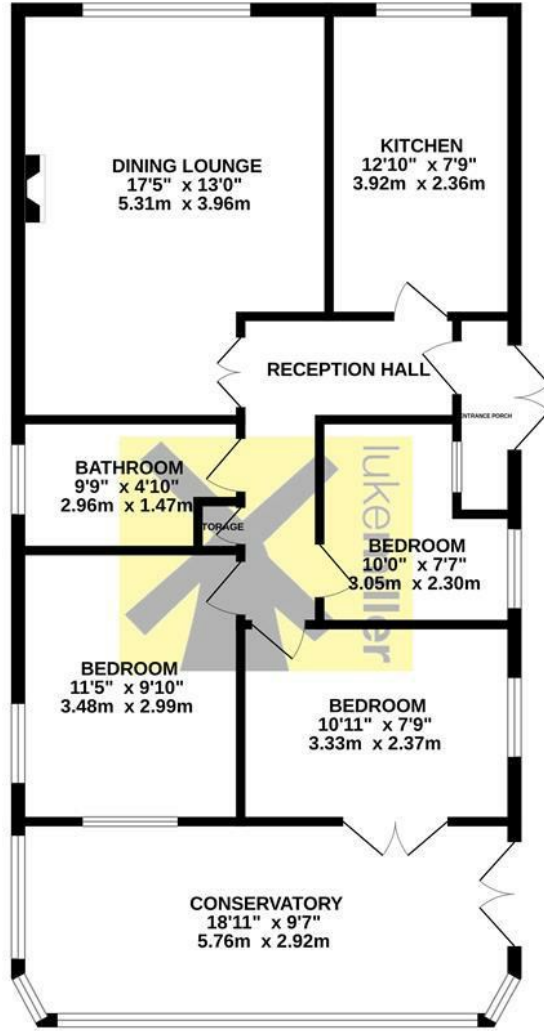
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GROUND FLOOR  
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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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