



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



81 Norby Estate, Thirsk, YO7 1BW  
Price Guide £205,000



## Spacious Three-Bedroom End Terrace with Exceptional Gardens and Parking

A fantastic opportunity to purchase a substantial three-bedroom end terrace home offering generous internal and external space. With excellent scope to enhance the ground floor layout, this property is ideal for growing families or those seeking a home with room to develop.



**The Property**

Upon entering, a welcoming reception area provides access to the spacious living room and staircase to the first floor, with convenient storage space for coats and shoes. The living room is of impressive proportions and features a decorative open fireplace as a focal point, complemented by a large front-facing window. To the rear, the dining area enjoys direct access to the garden via patio doors and leads into a well-sized kitchen.

The kitchen offers ample wall and base units, generous worktop space, a range of integrated appliances, tiled flooring, and additional under-stair storage. Dual-aspect windows provide plenty of natural light, and a side door offers access to the exterior.

Upstairs, there are three well-proportioned bedrooms—two doubles and a generous single. The bathroom includes a panelled bath with shower over and a wash hand basin, while a separate WC completes the first-floor accommodation. The attic is accessible via the landing.

Externally, the property boasts an exceptionally large and well-maintained front garden with a lawn, mature planting, and a path to the front door. A substantial gravelled parking area to the side provides space for multiple vehicles, with ample room for a caravan or motorhome if required. The rear garden is private and low-maintenance, featuring a paved seating area and a large timber workshop/shed.

The property is freehold

Council: North Yorkshire

Tax Band: B

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/9135-3823-4500-0063-2292>

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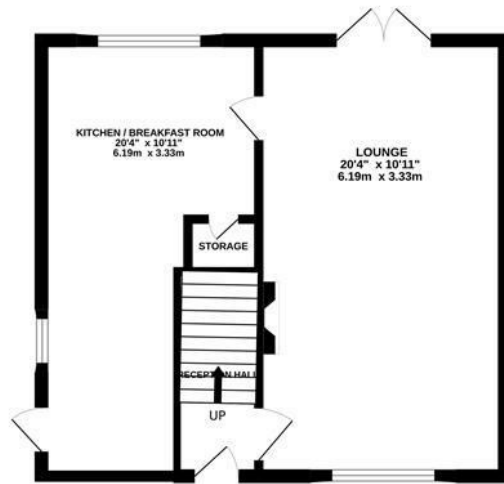




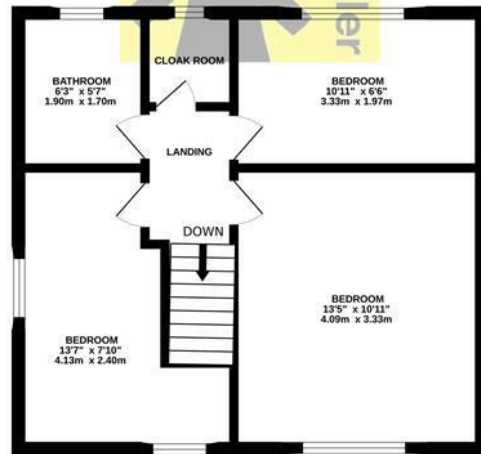




GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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