Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

43 St. Marys Walk, Thirsk, YO7 1BR
Price Guide £399,950

A much-improved three-bedroom bungalow offering generous living space, a substantial garden room and a private south-facing garden. The accommodation includes a particularly spacious sitting room ,contemporary kitchen, two double bedrooms and a further single room, while outside there is ample off-road parking and a single garage.

- **Spacious and much-improved three-bedroom bungalow**
- **Contemporary kitchen with integrated appliances**
- **Generous living room**
- **Private south-facing garden with patio and seating areas**
- **Impressive garden room opening onto the rear garden**
- **Ample driveway parking together with a single garage**

The property
This is a notably spacious bungalow which has been improved by the current vendor to create a home with a strong balance of reception space, bedroom accommodation and outdoor living.

At the centre of the property is a generous sitting room, large enough to accommodate substantial furniture without feeling crowded. The proportions of the room are likely to appeal in particular to buyers moving from a larger house and wanting to retain a good sense of space.

A further reception room has been created to the rear, opening directly onto the garden. This addition has transformed what was previously a less useful part of the plot into an attractive everyday living space, equally suited to dining, entertaining or more informal use. A large roof lantern introduces plenty of daylight and glazed doors provide an easy connection with the patio and garden.

The kitchen has a clean, contemporary finish, with a good range of fitted cabinetry, solid timber work surfaces and integrated appliances. There is also room for a breakfast table towards the front of the property, giving the kitchen a useful informal dining area of its own.

Three bedrooms are arranged off the inner hall, including two comfortable doubles and a further single room. The principal bedroom is fitted with built-in wardrobes, providing useful storage without reducing the usable floor area.

The bathroom is well specified, with both a bath and separate shower enclosure, together with WC and a vanity unit incorporating the wash basin. Modern tiling gives the room a simple, well-finished appearance.

The south-facing rear garden is a further strength of the property. It has been arranged with a combination of lawn, paved seating areas and a more sheltered section, creating several places to sit and enjoy the garden at different times of day.

Parking is particularly good for a bungalow of this type. The driveway has been widened to accommodate several vehicles and continues to a single garage, providing additional storage or secure parking.

Important Information

Please note that the front garden is to be completed by the vendor

Council: North Yorkshire
Council Tax Band: D
EPC Rating: D
EPC Link: https://find-energy-certificate.service.gov.uk/energy-certificate/9423-3051-9206-1555-5204

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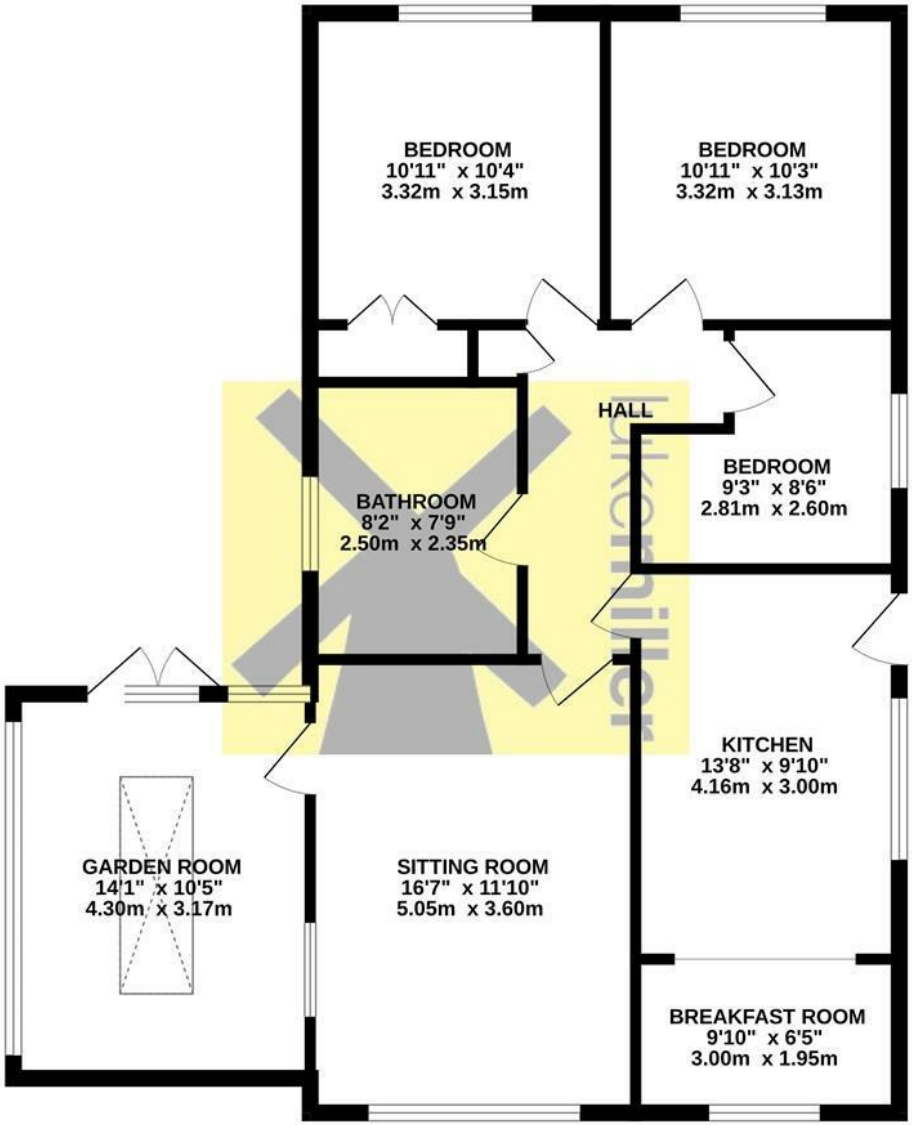

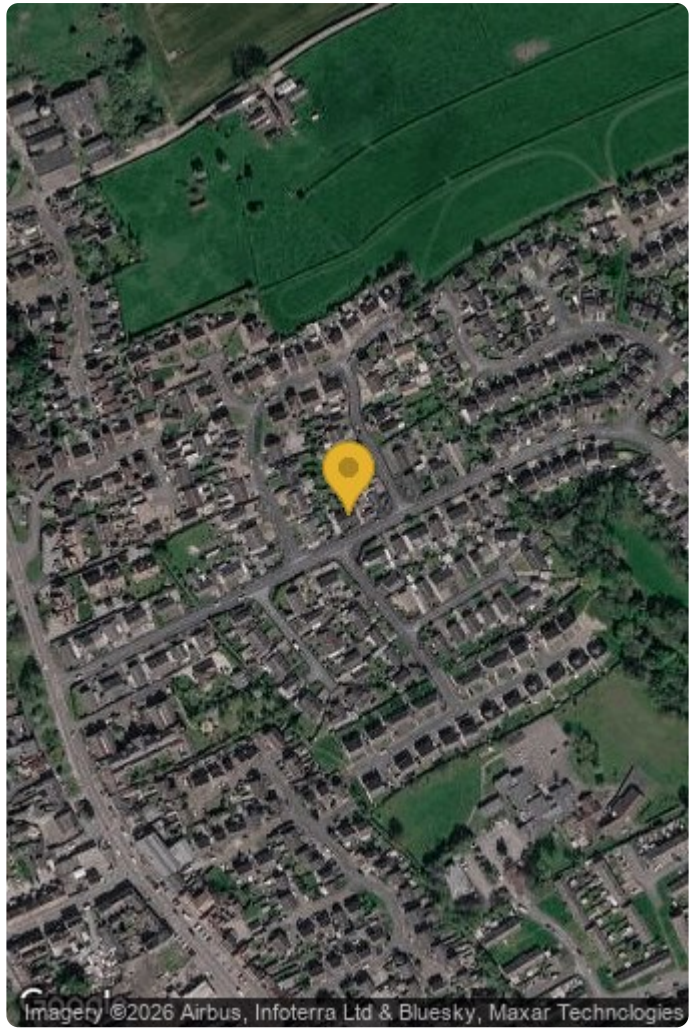

GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.

TOTAL FLOOR AREA : 933 sq.ft. (86.7 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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