



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



3 Byland Avenue, Thirsk, YO7 1DH  
Guide Price £215,000



Located on a small cul de sac and close to the town centre, this bungalow is being presented to the market with no onward sale and sensible offers will be entertained. Requiring aspects of modernisation and priced accordingly, this spacious home boasts private gardens, large driveway and also 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.

### **The Property**

On entry to the home, the reception area leads to the living room and also the dining kitchen. With a large window to the front elevation, the living room offers ample space for a suite and this room also retains the fire and stone surround as the focal point. The current vendor has had a living flame gas fire with decorative surround installed. Beyond this room, there is access to the inner hall, bedrooms and also bathroom.

Also to the front elevation is the kitchen and dining / breakfast room. Fitted with base and wall units, the kitchen has been extended which now allows for a breakfast area with the advantage of ample natural light through the double doors opening into the front garden.

This home also has two double bedrooms, one with fitted wardrobes, and both have large windows over looking the rear gardens. The shower room has a large step in shower cubicle, wc hand basin sink set on a pedestal, w.c, tiled surround and also a window to the side elevation.

it is also worth noting that, accessed from the inner hall, there are two useful storage / linen stores and a hatch with drop down ladder to the loft. The loft area does offer excellent, boarded storage.

Externally, the front gardens are well maintained with a lawn, established beds and borders with a low brick wall boundary. There is also a very large drive leading to the garage which offers excellent off road parking. The rear garden is a pleasant area which is primarily lawn with some flowering borders. In addition, there is also a very large timber shed and also a garage with up and over entry door.

Please be advised that areas of the home do require modernisation and this has been taken into consideration with the asking price.

The property is freehold  
Council: North Yorkshire  
Tax Band: C

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8691-7126-6140-7531-5996>

### **Disclaimer**

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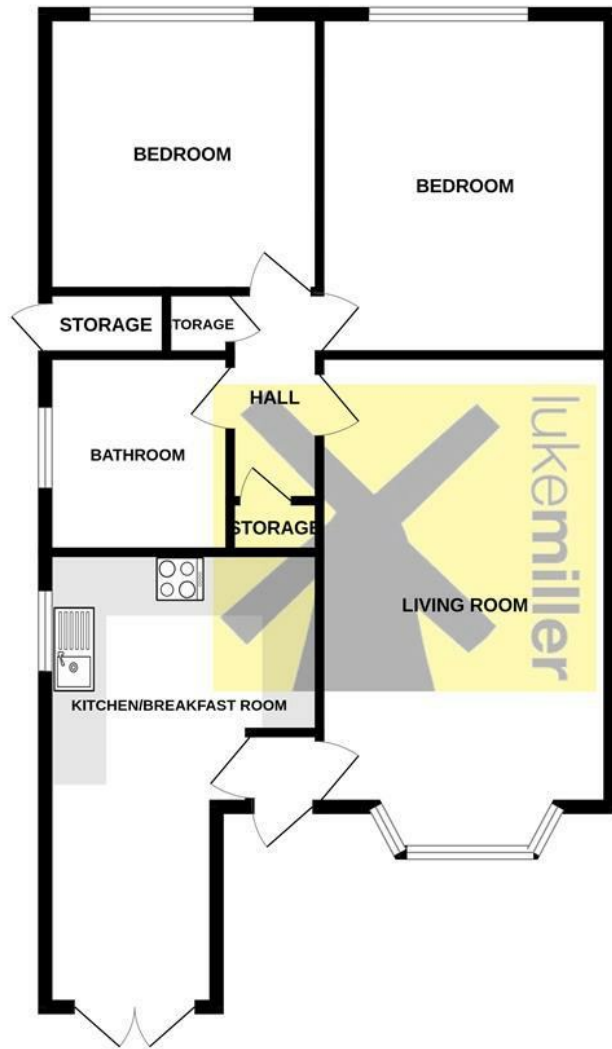








GROUND FLOOR



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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