



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



2 Danum Avenue, Thirsk, YO7 1RU
Price Guide £279,950

Spacious and beautifully extended family home offering exceptional ground floor living space, three generous double bedrooms, a contemporary finish throughout, well-maintained gardens, and ample parking. NO CHAIN



The Property

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Entry to the home is through the front door, leading into the living room, where a multi-fuel stove serves as the focal point. The vendors have noted that the stove significantly contributes to heating the property, helping to reduce running costs. The living room benefits from a box window to the front, allowing plenty of natural light to flood the space. Additional features include oak flooring, a staircase to the first-floor accommodation, and access to both the inner hall and dining room.

Adjacent to the living room is the well-appointed dining room, which comfortably accommodates a dining set. This space is enhanced by double doors opening into a small garden room, offering views over the south-facing rear gardens.

The inner hall provides access to a contemporary cloakroom, a useful under-stair storage cupboard, and the breakfast kitchen. As the heart of this family home, the modern and stylish kitchen combines functionality with an excellent entertaining space. It is fitted with a range of appliances, essential plumbing for utilities, and generous countertop work surfaces, complemented by a breakfast bar. Natural light is maximised with windows to two elevations, and a side door provides additional access to the property.

On the first floor, the landing leads to three well-proportioned bedrooms, each accommodating a double bed. The contemporary bathroom includes a panelled bath with shower over, a WC, and a washbasin set within a vanity unit with storage.

Externally, the south facing rear garden is designed for a balance of low maintenance and entertaining, featuring various seating areas and fenced borders. Also, by separate negotiations, is a large purpose built outbuilding. To the front, a generous driveway provides ample off-road parking for multiple vehicles, including space for a caravan or RV.

Important Information

The property is freehold

Council: North Yorkshire

Council Tax Band: B

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/4700-3609-0722-3499-3753>

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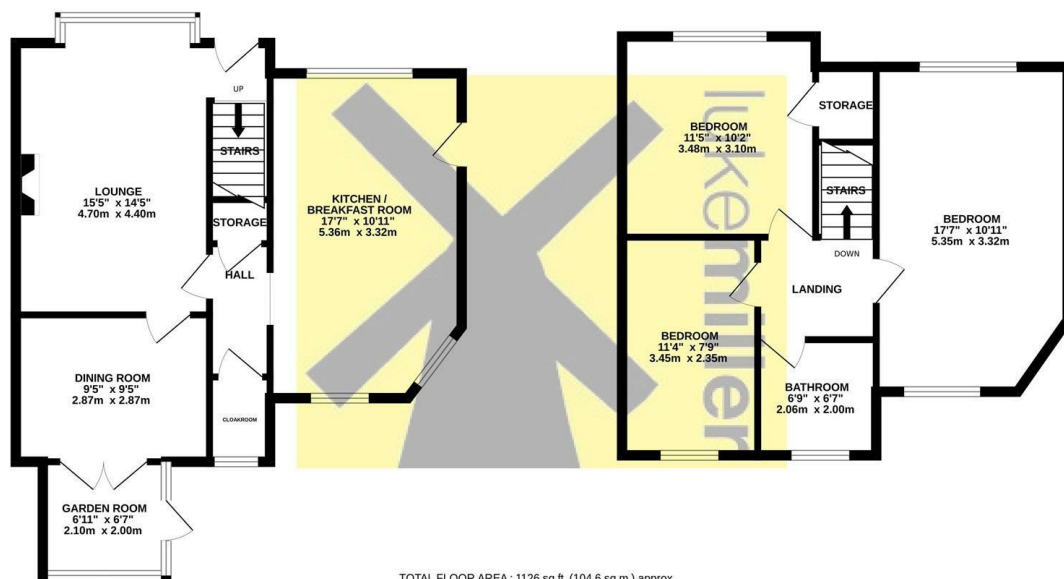
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GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.

1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 1126 sq.ft. (104.6 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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