



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



The Conifers
3 Jamesville Way
Asenby
YO7 3QP
Price Guide £350,000

Occupying a generous corner plot in the sought-after village of Asenby, this exceptionally spacious home is offered with no onward chain. The property provides an excellent balance of versatile ground floor living space—ideal for those looking to future-proof their home or enjoy flexible room arrangements. Upstairs, the large bedrooms offer superb proportions, perfect for family life. Set on a spacious plot with gardens to multiple sides, the property also benefits from ample off-street parking and a garage. Early viewing is essential to appreciate the scale and potential of this fantastic home.



The Property

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At the heart of the home is a generously sized reception hall, providing easy access to all ground floor accommodation. With excellent built-in storage, this welcoming space may particularly appeal to those downsizing who still require room for statement or display furniture.

The bright and airy living room features a large front-facing window, allowing natural light to flood the space, and is centred around a charming living flame electric fire with an ornate surround. Open plan to the living room, the dining area is equally spacious, making it perfect for entertaining. For those seeking an open-plan living kitchen, the current layout offers great potential—being adjacent to the kitchen, a simple alteration could easily transform the space into a stylish and sociable hub of the home.

The ground floor also features a well-appointed kitchen, a versatile reception room which could serve as an additional bedroom, and a fully fitted bathroom comprising a panelled bath, WC, and a wash hand basin set within a vanity unit offering useful storage.

Upstairs, the landing is notably spacious and bright, with a large window allowing natural light to flow through. There are two generously sized double bedrooms, both benefitting from fitted wardrobes, providing excellent storage solutions. A modern shower room completes the first-floor accommodation, featuring a large shower cubicle, WC, and a wash hand basin set within a stylish vanity unit.

Externally, the property enjoys mature gardens surrounding the home, with established herbaceous borders and flowering plants adding colour and character throughout the seasons. The majority of the garden is laid to lawn, offering a lovely outdoor space to enjoy and personalise.

Completing the property is the garage and also drive allowing ample parking for several vehicles.

The property is free hold
Council: North Yorkshire
Tax Band: E
EPC:
EPC Link:

The property

The Village Of Asenby

This delightful village offers a peaceful yet well-connected location, ideal for those seeking a balance between rural tranquillity and excellent accessibility. Positioned near the North York Moors National Park, residents can enjoy stunning natural landscapes, ideal for walking, cycling, and outdoor pursuits.

The village benefits from easy access to the A1(M) and A19, making travel to nearby cities convenient, with York (30 minutes), Harrogate (35 minutes), and Leeds (50 minutes) all within reach. Thirsk railway station, just a short drive away, provides direct services to York, Leeds, Manchester, and London Kings Cross (under 2½ hours). For air travel, Durham Tees Valley Airport (30 minutes) and Leeds Bradford Airport (45 minutes) are easily accessible. The beautiful North Yorkshire coast is also less than an hour away, offering picturesque seaside destinations such as Whitby and Saltburn.

The area is served by reputable schools and boasts superb dining establishments, along with essential amenities in the neighbouring village of Topcliffe, including a post office, doctors' surgery, and primary school. With its proximity to the vibrant market town of Thirsk, this village presents an excellent opportunity to enjoy a friendly, active community while benefiting from outstanding access links and the best of rural and urban living.

Disclaimer

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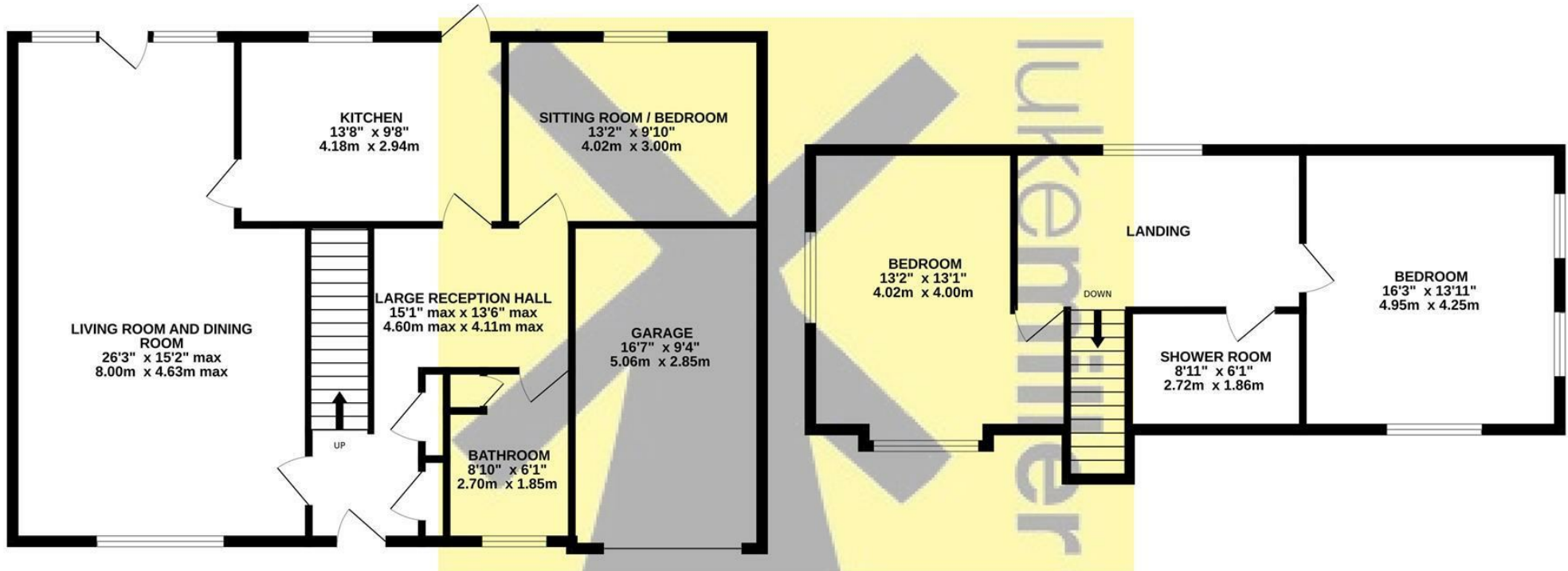
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GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.

1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1563 sq.ft. (145.2 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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