



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**43 St. Marys Walk  
Thirsk  
YO7 1BR  
Price Guide £379,950**



A phenomenal opportunity to acquire this exceptionally well-presented and extended detached bungalow on the highly sought-after St Mary's Walk. Requiring no modernisation, the property offers superb living space ideal for everyday comfort and entertaining alike. With private gardens, a garage, and an extended driveway, this is a home that truly must be viewed at the earliest opportunity.



### **The Property**

The spacious living room is a standout feature of this home, centred around a characterful wood-burning stove and offering ample room for a full suite and freestanding furniture. Perfect for those downsizing from a larger property, it provides the generous proportions often missing in many bungalows, making it a rare and highly practical find.

Adjacent to the sitting room is a spacious garden room, thoughtfully created by the current vendors to make use of a previously underutilised part of the garden. This excellent space now offers an ideal area for formal gatherings or entertaining, benefiting from abundant natural light thanks to a large roof lantern and double-glazed doors that open onto the garden.

The kitchen is fitted with a contemporary range of base and wall units, complemented by solid wood worktops. It provides excellent storage solutions and comes equipped with a host of integrated appliances. To the front elevation of the home, there is also a designated breakfast area.

The bedrooms and bathroom are accessed via the hallway and include two well-proportioned double bedrooms and a further single room. The primary bedroom also benefits from fitted wardrobes. The bathroom has been upgraded and features a bath, separate step-in shower cubicle, WC, and a wash hand basin set into a vanity unit with storage, all finished with a modern tiled surround.

Externally, the private, south-facing gardens include a lawned area, a large flagged patio, and a sheltered section ideal for entertaining.

For parking, the extended driveway allows ample off road parking for several vehicles and the home also boasts a single garage.

Important Information

Council: North Yorkshire

Tax Band:

EPC:

EPC Link:

### **The market town of Thirsk**

Thirsk is ideally located for country pursuits and offers a racecourse, excellent golfing facilities, and various sports opportunities. Situated in 'Herriot Country' between the Yorkshire Dales and North York Moors National Parks, it provides a charming living environment.

The town's market square features a wide range of independent shops,

restaurants, and cafes, adding to its appeal.

Thirsk has excellent road links to Harrogate (22 miles), York (21 miles), Leeds (30 miles), and Teesside (23 miles), as well as rail connections via the TransPennine Express and Grand Central, offering direct access to London Kings Cross in under 2½ hours. Airports at Durham Tees Valley (25 miles) and Leeds Bradford (35 miles) further enhance connectivity.

Thirsk has three primary schools and a secondary school, with well-regarded private schools, including Queen Mary's, Cundall Manor, Ampleforth, and Queen Ethelburga's, within a 20-mile radius.

### **Disclaimer**

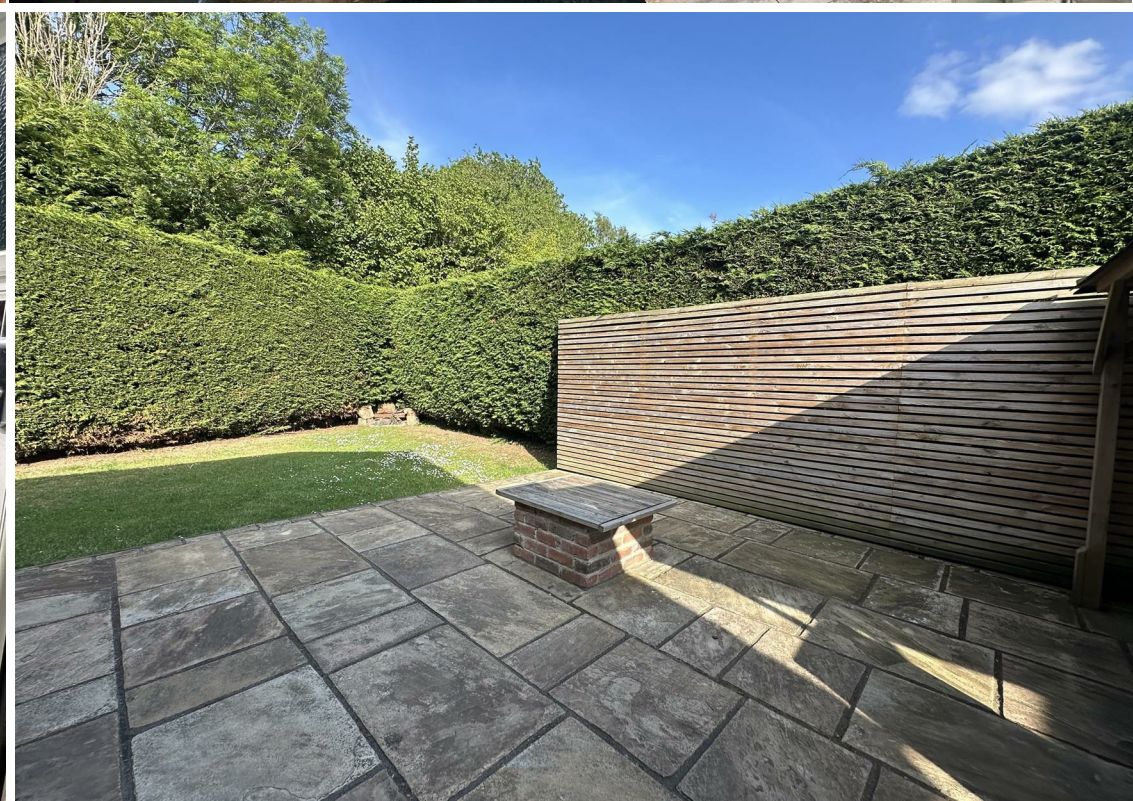
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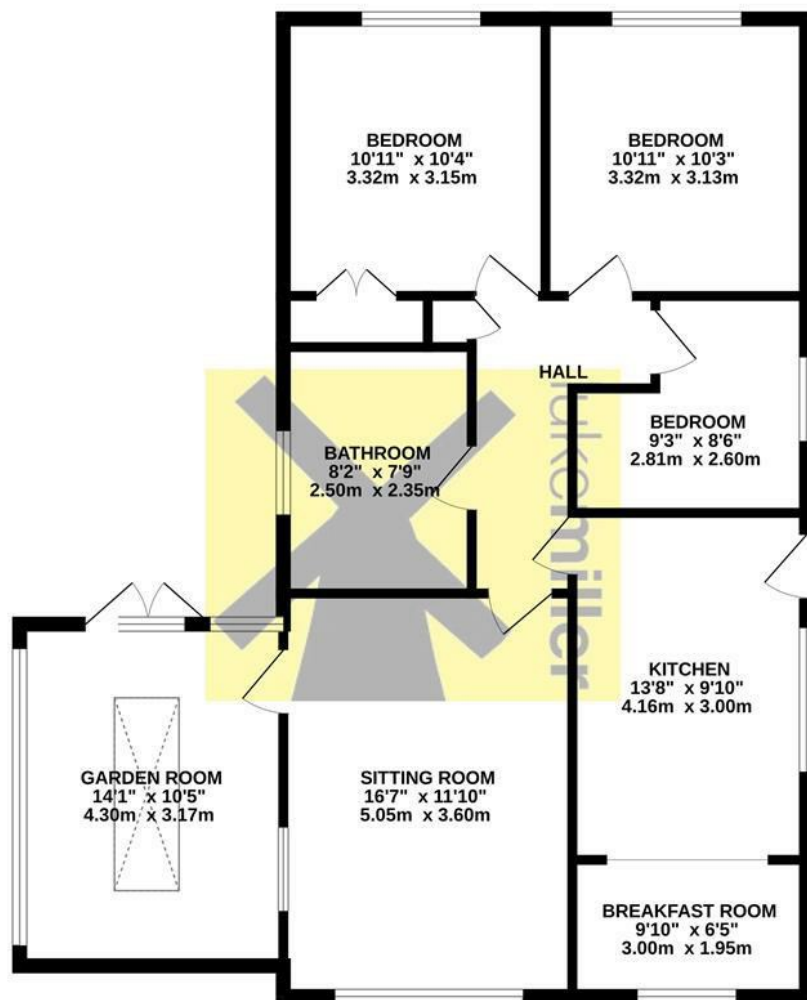








GROUND FLOOR  
933 sq.ft. (86.7 sq.m.) approx.



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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