



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



**12 Byland Avenue, Thirsk, YO7
1DH
Guide Price £345,000**

This detached bungalow is far larger than it first appears, with a thoughtful rear extension creating excellent living space. Beautifully presented throughout, the property offers flexible accommodation, pleasant gardens, a garage, and generous parking. To truly appreciate the scale and layout, we recommend viewing for those ready to proceed.



The Property

Entry to the home is via a welcoming reception area, giving access to the living room and shower room. To the front elevation, the living room is of excellent proportions and well presented, with a wood-burning stove and oak mantle forming an attractive focal point. A wide front window brings in plenty of natural light, while a further door opens into the inner hall. From here, there is access to three bedrooms, the family bathroom, and the kitchen. A double storage cupboard is also located off the hall, with loft access via hatch and ladder to a part-boarded roof space.

The kitchen is fitted with a contemporary range of units providing excellent storage and worktop space. From here, the accommodation extends into the garden room—an impressive addition to the home. Overlooking the rear garden, this versatile space has windows to three elevations, double doors opening directly to the lawn, and an additional side door. A small utility area with sink and further cupboards has also been incorporated, adding practicality to the design.

All three bedrooms are of good size, with one benefiting from fitted wardrobes. The family bathroom includes a panelled bath with shower and glass screen, wash hand basin on pedestal, WC, and side window.

Externally, the front of the property is set out with a large gravelled area providing extensive off-road parking—currently accommodating a caravan as well as two vehicles—and leads to the garage via an up-and-over door. To the rear, the gardens are a highlight, offering a wide lawn bordered by well-stocked beds and herbaceous planting, creating a pleasant and established outdoor space.

The property is freehold
Council: North Yorkshire
Tax Band: D
EPC:
EPC Link:

Disclaimer

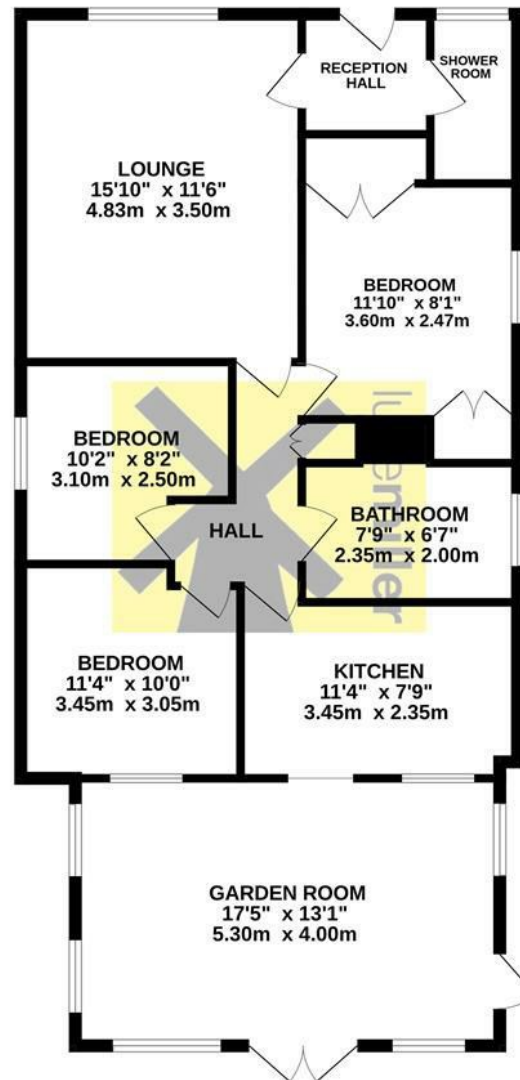
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GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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