

This spacious three-bedroom detached home sits within generous and private gardens, offering both comfort and potential to extend (STP). Ideal for those considering downsizing, it provides a quiet setting with plenty of outdoor space to enjoy, while also allowing scope for future development subject to planning. A practical choice close to local amenities.

- Spacious three double bedroom detached home
- Dining kitchen with fitted units, appliances, and space for six
- Primary bedroom with en-suite shower room

- Generous living room with large window and feature fireplace
- Large conservatory overlooking private landscaped gardens
- Driveway parking and integral garage with power and light







## The Property

Entry to the home is through the reception area, which leads to the living room and also has a staircase to the first floor. The living room is generous in size, with a large front-facing window overlooking the garden and a living flame gas fire as the focal point. Adjoining this is the dining kitchen, fitted with a range of wall and base units, excellent worktop space, and a selection of integrated appliances. There is ample room for a dining table seating six. From here, double doors open into a large conservatory, which enjoys commanding views over the very private gardens.

The ground floor also includes a rear hall giving access to a cloakroom and the integral garage.

On the first floor, there are three well-proportioned double bedrooms. Two include fitted wardrobes, with bedroom two benefitting from dual-aspect windows. The main bedroom also has its own shower room with a step-in shower, WC, and pedestal wash basin. The family bathroom is fitted with a bath and shower over, WC, and pedestal wash basin, with a window to the rear elevation.

The gardens provide an outstanding feature, designed with privacy and maturity in mind. Originally landscaped with structure and planting in mind, they offer exceptional privacy. Around a central lawn are deep, established beds with specimen trees, herbaceous borders, and flowering plants. A large patio provides space for outdoor dining, while a quieter corner patio offers a more private retreat. To the side is a working garden area with storage, and to the front is a simple lawn with driveway parking leading to the single garage. The garage is fitted with power, light, an up-and-over door, a rear garden access door, and an internal door to the house.

The property is freehold Council: North Yorkshire

Tax Band: EPC: D

EPC Link: https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2278-7510-2795-0455

## Disclaimer

We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

The copyright and all other intellectual property rights on this site, including marketing materials, trademarks, service marks, trade names, text, graphics, code, files, and links, are owned by Luke Miller & Associates. All rights are reserved.



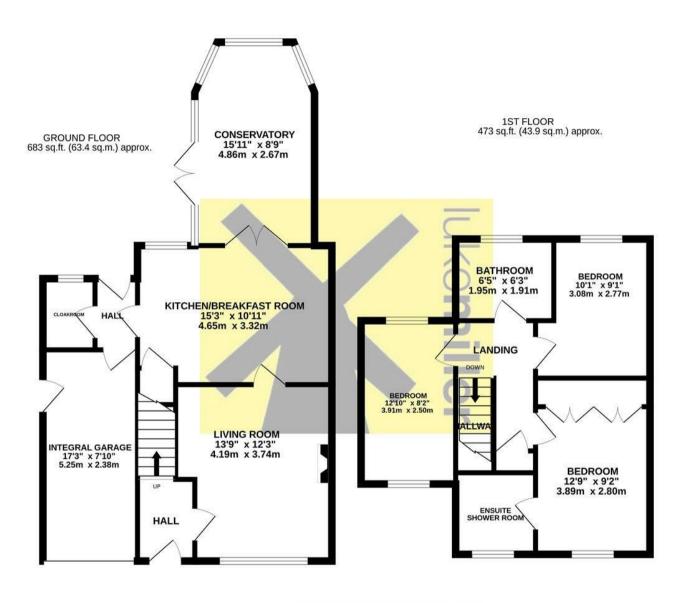


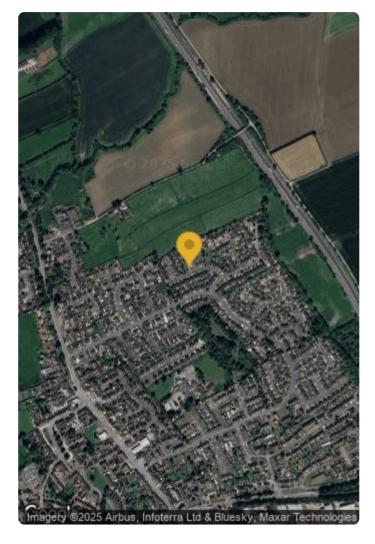












TOTAL FLOOR AREA: 1155 sq.ft. (107.3 sq.m.) approx.

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.

Made with Metropix ©2025

Tel: 01845 525112 Email: sales@lukemiller.co.uk www.lukemiller.co.uk 4 Finkle Street, Thirsk, North Yorkshire Y07 1DA