



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**Dowber Way, Thirsk, YO7 1EP**  
**Price Guide £125,000**



**52 Dowber Way, Thirsk, YO7 1EP**

**An excellent opportunity to purchase a one-bedroom freehold home with no onward chain, ideal for those seeking a long-term investment or first step onto the property ladder. Located in a quiet residential setting, this property offers great potential.**

**The Property**

**Property Description:**

The ground floor offers a bright living room with windows to two sides, giving the space an open feel and allowing room for both seating and a dining area. The kitchen sits just off the living room and is fitted with a practical range of units, good worktop space and integrated appliances suited to everyday use.

A spiral staircase leads to the first floor. Here, the double bedroom benefits from natural light from two elevations and includes built-in wardrobes. The bathroom is arranged with a panelled bath and shower over, WC and wash hand basin.

Outside, the property has a garden and also also comes with allocated parking, adding useful day-to-day convenience.

Overall, this is a straightforward and well-located home offering scope for improvement and strong appeal as either a first purchase or an investment. Early viewing is recommended for buyers seeking value within a short distance of the town centre.

**Further Information**

The property is Freehold

Council: North Yorkshire

Tax Band: A

EPC: D

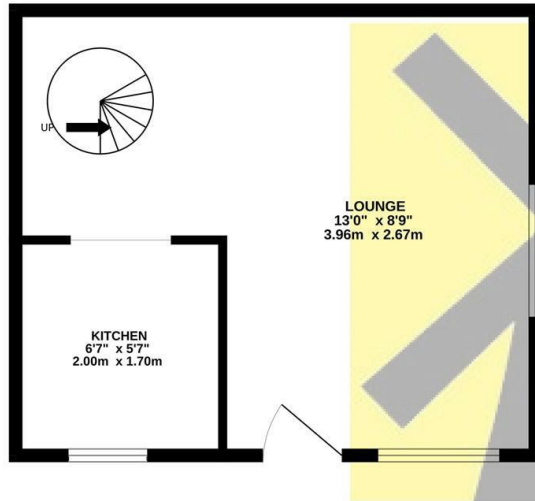
EPC Link:<https://find-energy-certificate.service.gov.uk/energy-certificate/5600-2630-0922-2023-3593>

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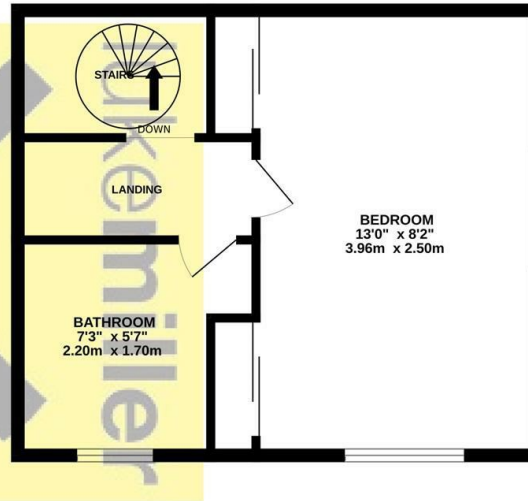
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GROUND FLOOR



1ST FLOOR



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