



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



33 Favenfield Road, Thirsk, YO7 1FZ
Open To Offers £285,000

A delightful bungalow that offers superb extended living space, private gardens, solar panels and also detached garage with ample off road parking. Due to relocation, clients that can proceed quickly - sensible offers may be entertained.



Property Description

The welcoming reception hall is central to the home with doors leading to the living room, bedrooms and also shower room. To the front elevation, the large living room benefits from a box bay window allowing ample natural light into the room and also a decorative electric fire sets the focal point. This room will also accommodate a dining table and chairs.

The contemporary kitchen comprises base and wall units with a breakfast bar and also a host of fitted appliances. Open plan with the garden room, this is an excellent space for every day living or indeed when entertaining as the double doors open to the private garden.

From the central hall, there are two double bedrooms and also a single bedroom with the double bedrooms having fitted furniture.

Completing the home is the modern shower room comprising step in shower cubicle, w.c, vanity unit with storage and wash hand basin sink, modern shower panel boarding surround and also a window to the rear elevation

Externally, the gardens of this home are designed for little maintenance. To the front, this has been hard landscaped with a small variety of plants and shrubs and slate chipping finish and a low brick wall surround. The rear garden has a manageable area of lawn with pathways to the garage and patio seating area, In addition, parking is excellent as the gates open to the extended drive allowing ample off-road parking and access to the single garage.

This property also has the advantage of Solar Panels and full details will be available to interested parties.

The property is freehold
Council: North Yorkshire
Tax Band: C
EPC: B
EPC Link <https://find-energy-certificate.service.gov.uk/energy-certificate/0247-2883-6124-9803-1121>

The market town of Thirsk

Thirsk is ideally placed for those who enjoy country pursuits and together with a popular racecourse, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot Country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:
The Spa town of Harrogate (22 miles)
Historic York (21 Miles)
Leeds (30 Miles) and
Teesside (23 Miles)

Thirsk has the following excellent rail connections:
TransPennine Express to York, Leeds and Manchester
and the Grand Central Train line giving direct access to
London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally. According to the homeowner there is a local bus route number 70 which is regular 6 days a week and there is a bus stop within a few minutes walk from the bungalow through Thirsk to Northallerton and Ripon.

There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

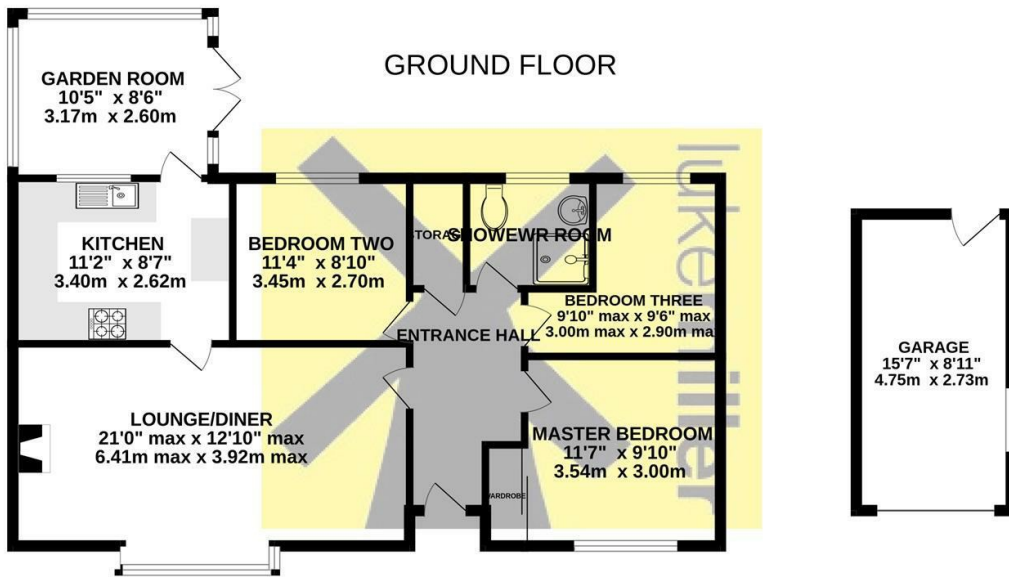
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FAVENFIELD

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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Tel: 01845 525112 Email: sales@lukemiller.co.uk www.lukemiller.co.uk 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA