

NOVE

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8 Byland Avenue, Thirsk  
Thirsk

Guide Price £220,000

# 8 Byland Avenue

## Thirsk

A well-proportioned semi-detached bungalow in a convenient central position, just a short walk from Thirsk Market Place. Offered to the market chain free, the property provides comfortable single-storey living with two generous double bedrooms, a good-sized living room, fitted kitchen, sun room, family bathroom and a central hall with useful storage throughout. Benefiting from gas central heating and a recently refreshed interior, this is a practical and immediately habitable home with scope to update and personalise to taste. To the front, a gravel garden and generous double driveway lead to an attached garage with roller door. To the rear, an enclosed courtyard provides a private, low-maintenance outdoor space with gated access to the front.

Council Tax band: C

Tenure: Leasehold

- Chain free semi-detached bungalow within walking distance of Thirsk Market Place
- Two generous double bedrooms, with extensive fitted storage in the principal bedroom
- Gas central heating throughout, including the sun room
- Recently redecorated and recarpeted, ready to move into
- Double driveway with dropped kerb and detached garage
- Enclosed low-maintenance rear courtyard with gated access





### **Entrance Hall**

A generous central hall providing access to all principal rooms. Tiled floor, coving, dado rail detail and two useful storage cupboards off the hall. Loft access hatch.

### **Living Room**

16' 7" x 11' 3" (5.06m x 3.44m)

A well-proportioned reception room to the front of the property. Finished with a Mahogany style fireplace surround with marble effect hearth and gas fire. Central heating radiator, coving, dado rail and large window with good natural light. Recently laid carpet throughout.

### **Kitchen**

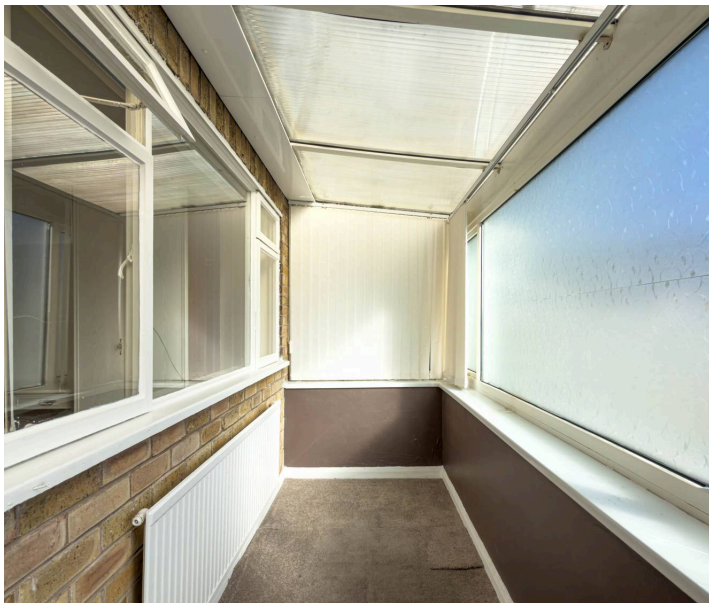
10' 0" x 9' 4" (3.04m x 2.85m)

A fitted kitchen to the rear of the property with a range of oak-effect wall and base units, dark worktops and tiled splashbacks. Freestanding double oven electric cooker. Tiled floor, coving and window to the rear. Door leading through to the sun room. Space and plumbing for a washing machine and under counter fridge freezer.

### **Sun Room**

12' 4" x 4' 7" (3.77m x 1.39m)

A glazed sun room off the kitchen with uPVC framed windows on three sides and a polycarbonate roof. Central heating radiator, making the room usable throughout the year. Door to the rear courtyard.



**Bedroom One**

12' 8" x 9' 11" (3.87m x 3.03m)

A well-proportioned double bedroom, fitted with an extensive range of built-in wardrobes, overhead storage and an integrated dressing area. Central heating radiator, coving and window with good natural light. Recently laid carpet.

**Bedroom Two**

11' 5" x 9' 5" (3.48m x 2.87m)

A good-sized second double bedroom to the front of the property. Central heating radiator, coving and window. Decorated in neutral tones.

**Bathroom**

Comprising bath with electric shower and glazed screen, pedestal wash basin and WC. Fully tiled walls, window to the side and extractor fan.





## FRONT GARDEN

To the front, a gravel garden and generous double driveway with dropped kerb provide ample off-street parking, with an detached garage with up and over door.

## YARD

To the rear, an enclosed courtyard offers a private, low-maintenance outdoor space with timber panel fencing and gated access through to the front driveway.

## GARAGE

Single Garage

## DRIVEWAY

3 Parking Spaces





## My New Project

SUBMITTED BY  
Nove Property  
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01845470047

CREATED ON  
30 April 2026

DETAILS  
Total area: 62.16 m<sup>2</sup>  
Living area: 62.16 m<sup>2</sup>  
Floors: 1  
Rooms: 9

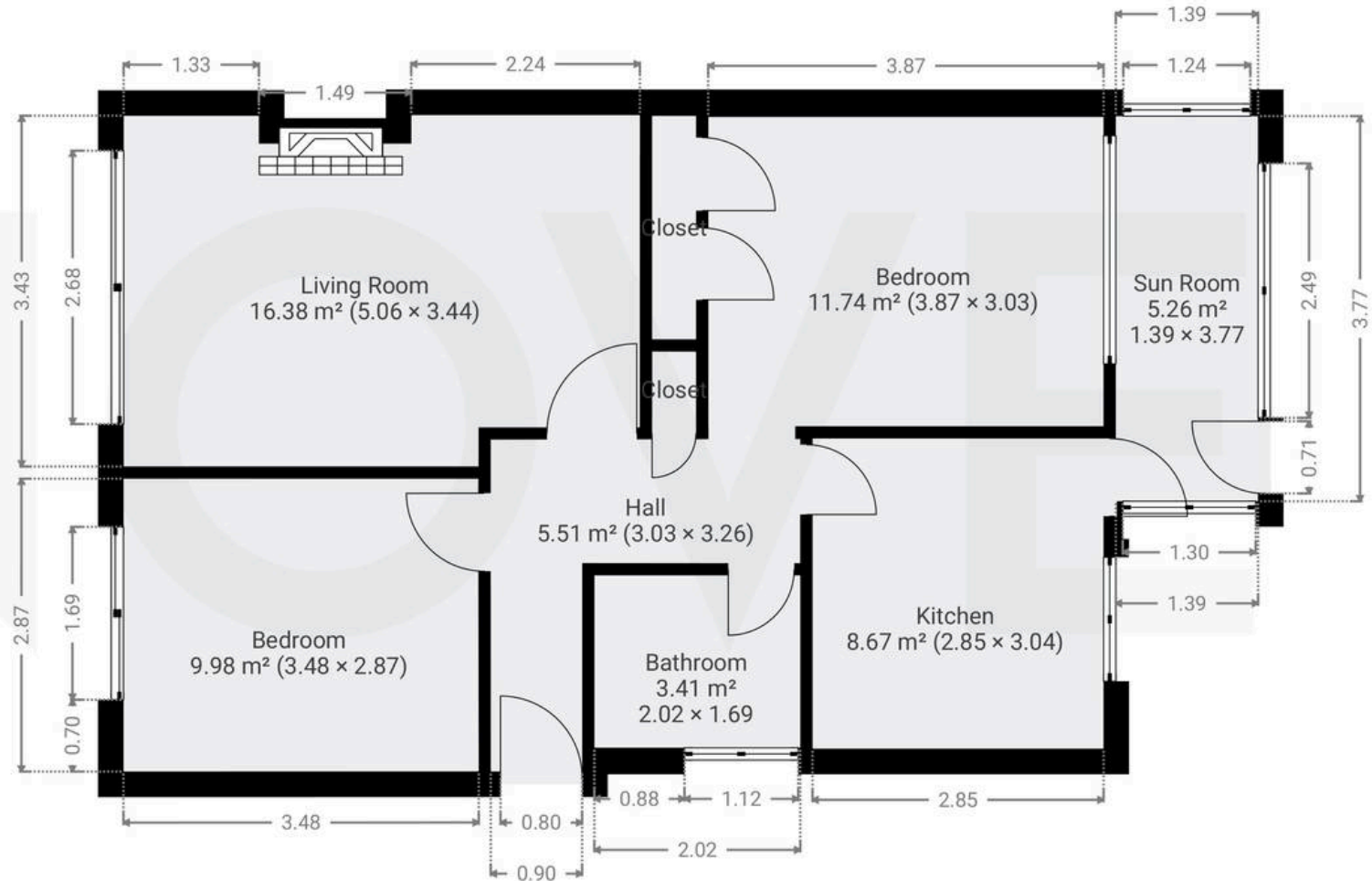
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0.0 0.5 1.0 1.5 2.0m  
1:65

## ▼ Ground Floor

TOTAL AREA: 62.16 m<sup>2</sup> · LIVING AREA: 62.16 m<sup>2</sup> · ROOMS: 9



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