



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



8 Apple Tree Road, Thirsk, YO7 3SW
Price Guide £395,000

This spacious family home is competitively priced for today's market and offers well-balanced accommodation across two floors. Providing a generous living room, open-plan dining kitchen, four bedrooms, two en-suite shower rooms, family bathroom, utility room, garage, driveway parking and enclosed gardens, the property is likely to appeal to a wide range of buyers. Early viewing is highly recommended.



The Property

On entering the property, a spacious reception hall provides access to the principal ground floor accommodation, including the living room, dining kitchen, cloakroom, and integral garage. The living room is positioned to the front of the property and benefits from a large window allowing plenty of natural light throughout the day.

The dining kitchen is a generous space and forms the centre of the home, offering ample room for both dining and everyday family living. The current owners have arranged this area as an open family kitchen, creating a practical and sociable environment for day-to-day living.

Adjacent to the kitchen is a well-appointed utility room, providing a dedicated space for laundry and household tasks. The room benefits from additional storage cupboards, a sink unit, and a door providing direct access to the rear garden. A cloakroom completes the ground floor accommodation.

To the first floor, the landing leads to four well-proportioned double bedrooms. The principal bedroom benefits from an en-suite shower room, whilst the second bedroom also enjoys en-suite facilities. The family bathroom comprises a panel bath, wash hand basin, WC, and complementary tiled surrounds.

Externally, the rear garden has been arranged to provide a variety of usable outdoor spaces. There are lawned sections, established planting, well-stocked borders, and a patio seating area ideal for outdoor dining during the warmer months. The overall plot has been carefully maintained and offers a good balance between garden space and ease of upkeep.

Important Information

- Freehold
- North Yorkshire Council
- Tax Band: E
- EPC Rating: B
- EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8808-7331-6590-5098-6996>

Disclaimer

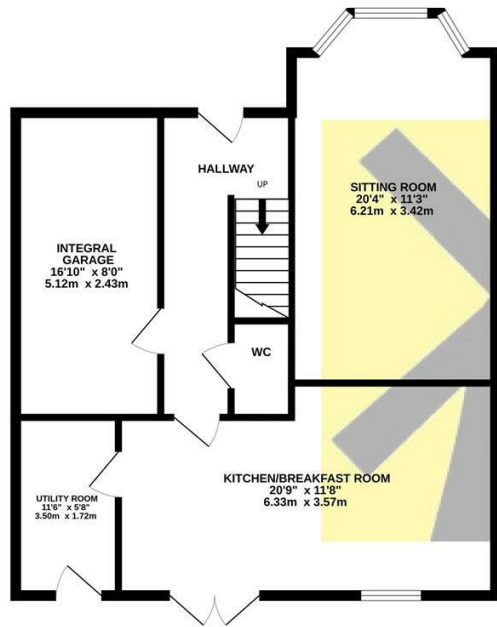
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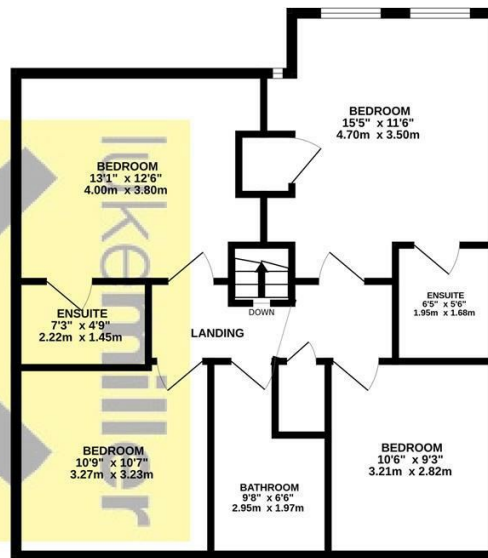




GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
740 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 1495 sq.ft. (138.9 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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