



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**21 Darrowby  
Close, Thirsk, YO7 1FJ  
Price Guide £425,000**



Extended on two occasions, this family home offers generous living space, good bedroom accommodation and a large, well-established garden. Set on the popular Darrowby Close, the property suits families and those seeking space within a residential location, with a flexible ground floor layout that lends itself well to future-proofing. Offered with no onward chain, the town centre, local schools and open fields are all within easy reach.

- **Extended family home**
- **Large garden backing onto open fields**
- **Four bedrooms, en-suite to main**
- **Walking distance to town and schools**
- **Flexible ground floor layout**
- **NO ONWARD CHAIN**



### **The Property**

On entry, the reception hall provides access to the living room and stairs to the first floor. The living room sits to the front of the house, centred around a living flame gas fire with a contemporary surround and a large window that brings in good natural light, making it a comfortable main reception space.

Adjacent is the formal dining room, which comfortably accommodates a full dining suite along with additional furniture. This room works equally well for family use or for those considering downsizing who still want defined living space. With access to the conservatory, office and kitchen, it offers genuine flexibility and could, subject to the necessary works, lend itself to future ground-floor bedroom accommodation with an en-suite.

The office enjoys a pleasant outlook over the rear garden, making it a practical and appealing space for home working. The conservatory provides a further seating area with direct access onto the garden, well suited to day-to-day use and taking advantage of the garden outlook throughout the year. The breakfast kitchen is well sized and fitted with a good range of base and wall units, ample storage and integrated appliances. A useful utility room and ground floor cloakroom complete the accommodation at this level.

To the first floor are four well-proportioned bedrooms, including a main bedroom with en-suite shower room. The house bathroom is fitted with a bath, wash basin and WC and serves the remaining bedrooms.

Outside, the rear garden is a particular feature of the property. Generous in size and thoughtfully laid out, it offers a combination of lawn, established planting, well-stocked borders and several seating areas, allowing the garden to be enjoyed throughout the day. Mature trees provide a good degree of screening, while views across open farmland beyond the boundary add a real sense of space, privacy and a semi-rural feel rarely found in such a convenient setting.

### **Important Information**

The property has Solar Panels

The property is freehold

Council: North Yorkshire

Tax Band: E

EPC:

EPC Link:

### **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.

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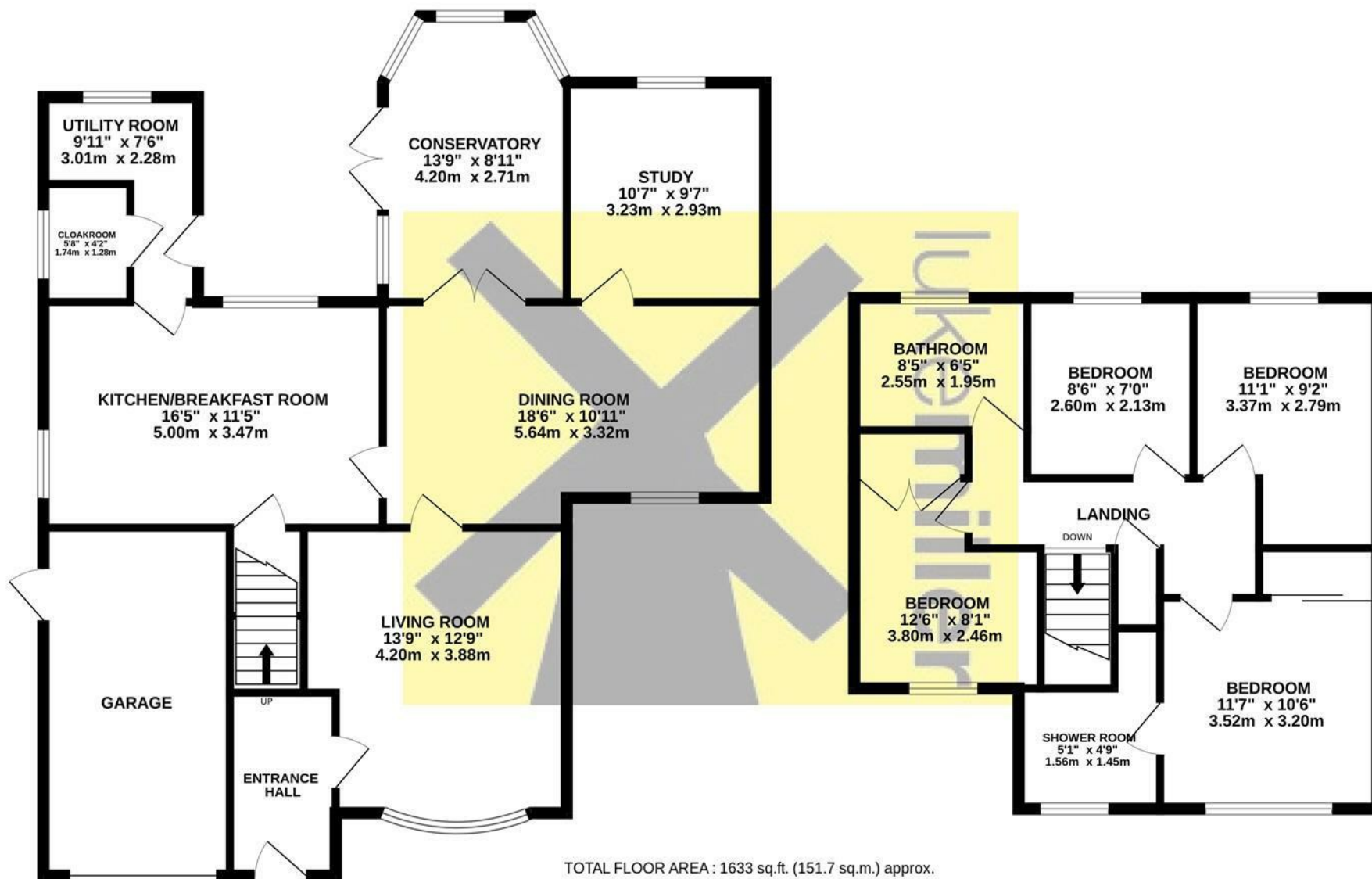












**GROUND FLOOR**  
1054 sq.ft. (97.9 sq.m.) approx.

**TOTAL FLOOR AREA : 1633 sq.ft. (151.7 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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**1ST FLOOR**  
578 sq.ft. (53.7 sq.m.) approx.