Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

21 Magnolia Way, Thirsk, YO7 3FU
Price Guide £264,000

A beautifully presented home offering generous living space, a large private garden, and ample parking. Perfect for first-time buyers, those seeking a low-maintenance second home, or anyone looking to downsize without compromising on comfort. Early viewing is strongly recommended to appreciate the full appeal of this property.

The Property
A superb home offering generous living space, a large garden, and ample parking—perfect for first-time buyers, a second home, or those seeking low-maintenance living. Early viewing is highly recommended.

On entering the property, the welcoming reception hall provides access to the living room, dining kitchen, cloakroom, and staircase leading to the first floor.

The spacious living room enjoys excellent natural light, with double doors opening directly onto the rear garden and an additional window to the rear elevation. A useful built-in storage cupboard completes this comfortable and versatile space.

The contemporary dining kitchen has been thoughtfully upgraded, offering excellent storage, generous worktop space, and a range of fitted appliances. There is ample room for a dining table and chairs, making it an ideal setting for everyday living and entertaining.

The first floor features two well-proportioned double bedrooms and a spacious single bedroom. The principal bedroom benefits from its own en-suite shower room. The family bathroom includes a panelled bath with shower over, WC, and pedestal wash hand basin, all set against a tiled surround.

Externally, the vendors have created a well-presented garden, primarily laid to lawn with fenced boundaries. The space offers excellent scope for buyers to shape it into a fantastic family-friendly area tailored to their own design and requirements, while still providing privacy and versatility.

To the front of the property, there is designated off-road parking for two vehicles.

Important Information
Freehold property

Council: North Yorkshire

Tax Band: C

EPC Rating: B

EPC Link:https://find-energy-certificate.service.gov.uk/energy-certificate/2832-8637-9000-0374-3296

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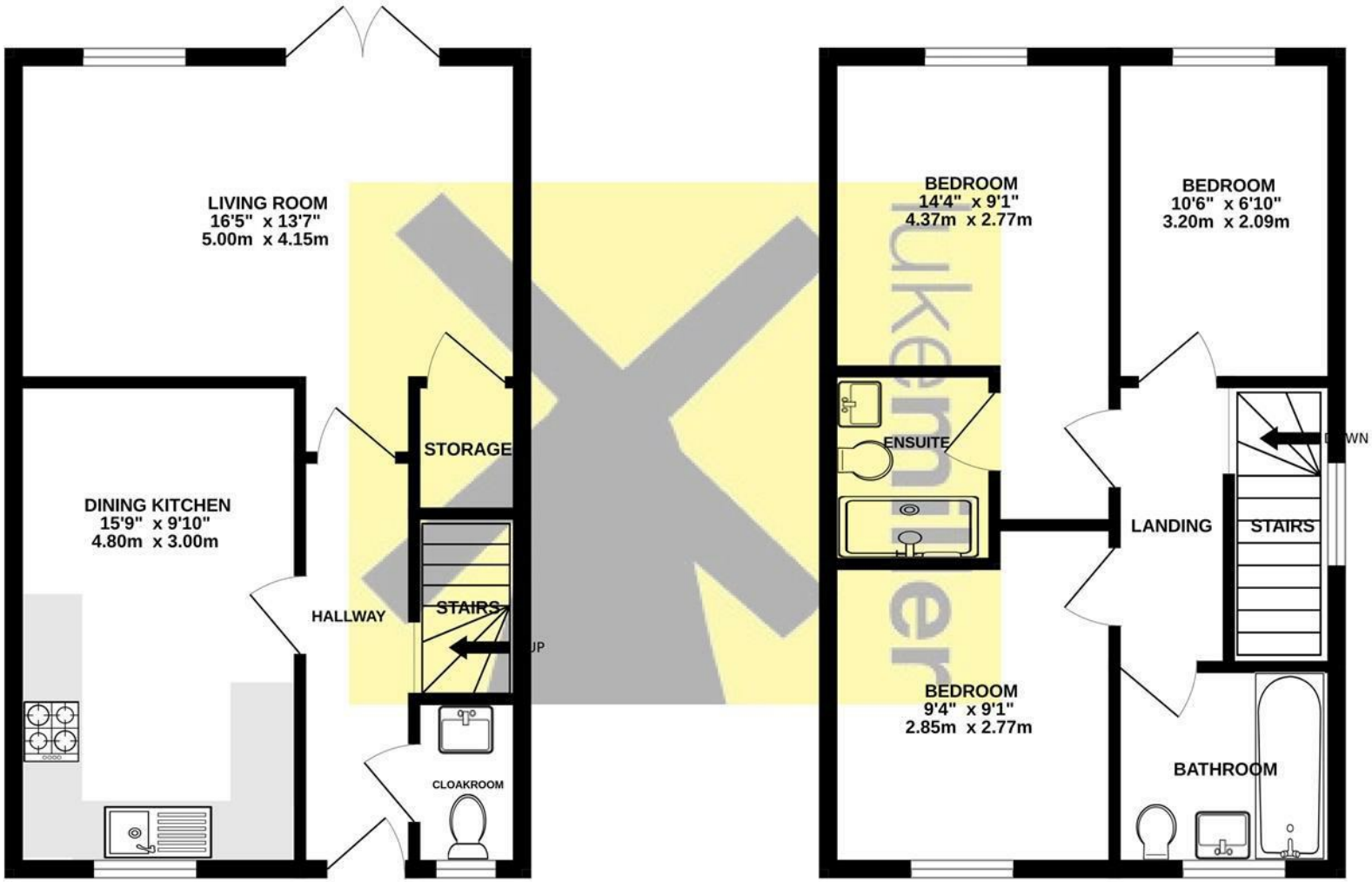
Russell Hobbs

GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 sq.m.) approx.

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