
Luke Miller & Associates
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FAIRWAYS 43
POST
43 St. Marys Walk, Thirsk, YO7 1BR
Price Guide £385,000

A much-improved three-bedroom bungalow offering generous living space, a substantial garden room and a private south-facing garden. The accommodation includes a particularly spacious sitting room ,contemporary kitchen, two double bedrooms and a further single room, while outside there is ample off-road parking and a single garage.

- **Spacious and much-improved three-bedroom bungalow**
- **Contemporary kitchen with integrated appliances**
- **Generous living room**
- **Private south-facing garden with patio and seating areas**
- **Impressive garden room opening onto the rear garden**
- **Ample driveway parking together with a single garage**







The property
This is a notably spacious bungalow which has been improved by the current vendor to create a home with a strong balance of reception space, bedroom accommodation and outdoor living.

At the centre of the property is a generous sitting room, large enough to accommodate substantial furniture without feeling crowded. The proportions of the room are likely to appeal in particular to buyers moving from a larger house and wanting to retain a good sense of space.

A further reception room has been created to the rear, opening directly onto the garden. This addition has transformed what was previously a less useful part of the plot into an attractive everyday living space, equally suited to dining, entertaining or more informal use. A large roof lantern introduces plenty of daylight and glazed doors provide an easy connection with the patio and garden.

The kitchen has a clean, contemporary finish, with a good range of fitted cabinetry, solid timber work surfaces and integrated appliances. There is also room for a breakfast table towards the front of the property, giving the kitchen a useful informal dining area of its own.

Three bedrooms are arranged off the inner hall, including two comfortable doubles and a further single room. The principal bedroom is fitted with built-in wardrobes, providing useful storage without reducing the usable floor area.

The bathroom is well specified, with both a bath and separate shower enclosure, together with WC and a vanity unit incorporating the wash basin. Modern tiling gives the room a simple, well-finished appearance.

The south-facing rear garden is a further strength of the property. It has been arranged with a combination of lawn, paved seating areas and a more sheltered section, creating several places to sit and enjoy the garden at different times of day.

Parking is particularly good for a bungalow of this type. The driveway has been widened to accommodate several vehicles and continues to a single garage, providing additional storage or secure parking.

Important Information

Council: North Yorkshire
Council Tax Band: D
EPC Rating: D
EPC Link: https://find-energy-certificate.service.gov.uk/energy-certificate/9423-3051-9206-1555-5204

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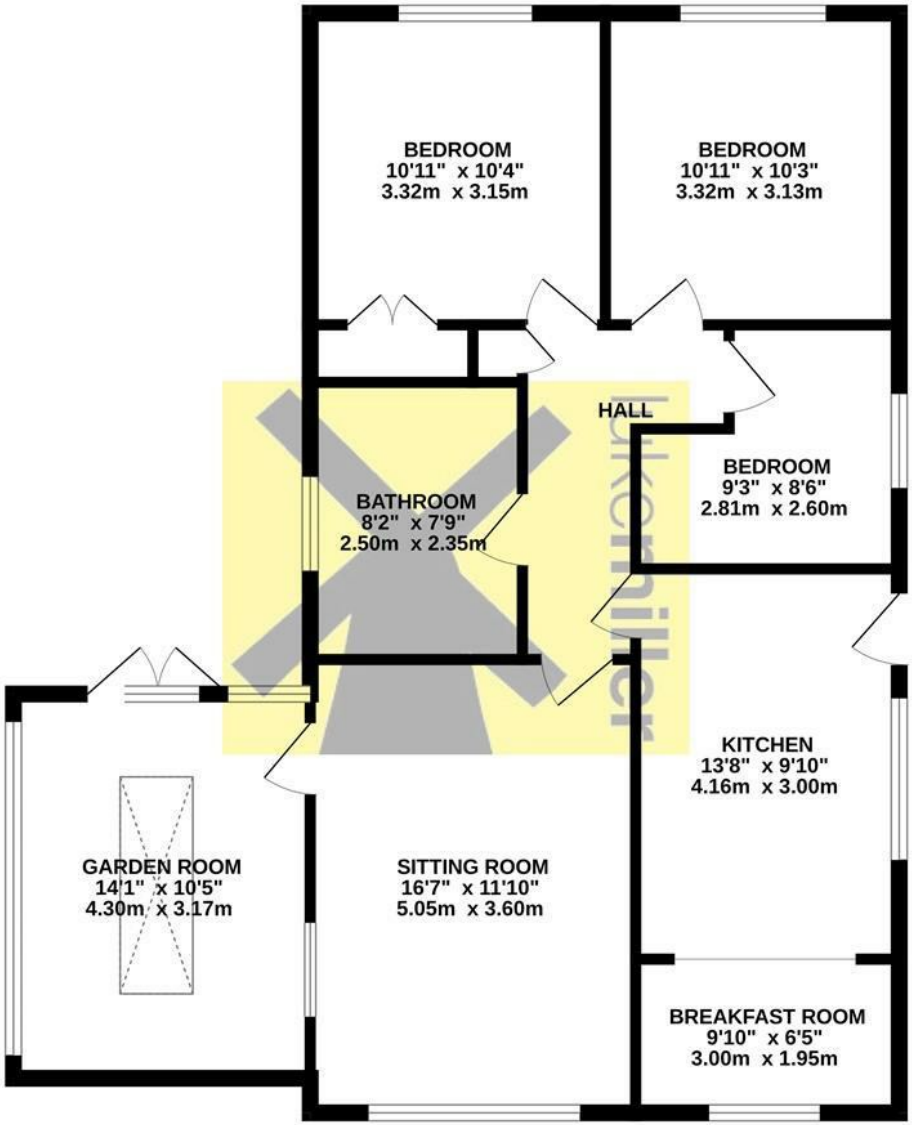

GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.

TOTAL FLOOR AREA : 933 sq.ft. (86.7 sq.m.) approx.

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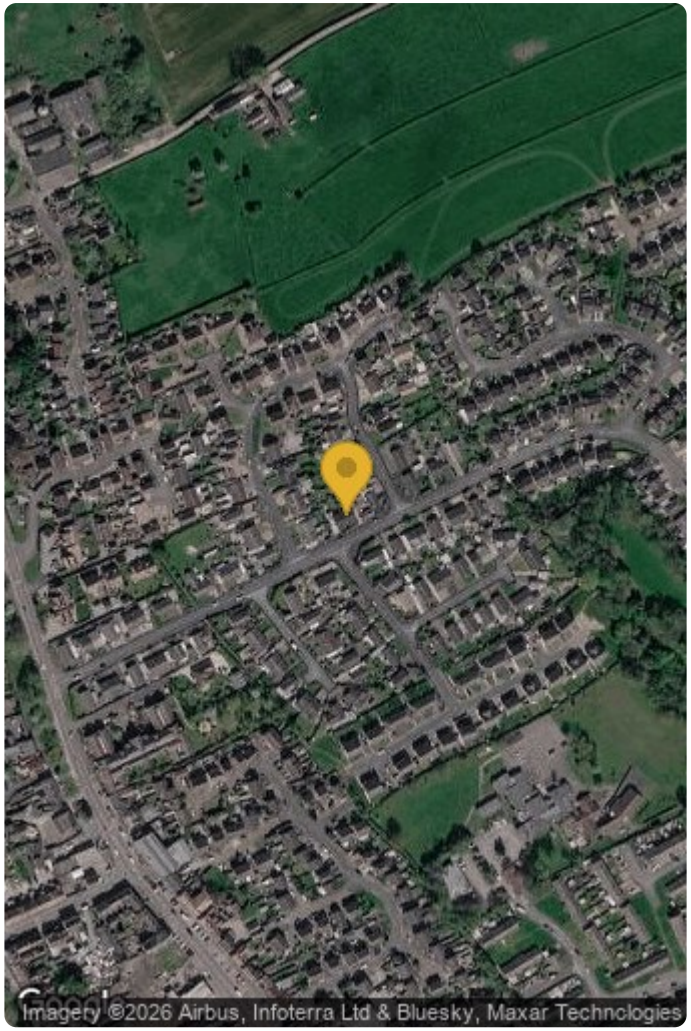

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