
Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE
4 Tranmire Close, Thirsk, YO7 1BZ
Price Guide £215,000

Situated within a cul-de-sac a short distance from the town centre, this well-presented two-bedroom semi-detached bungalow offers generously proportioned, single-storey accommodation, well-maintained gardens, ample off-road parking and a detached garage. The property comprises a spacious living room, breakfast kitchen, two bedrooms and a modernised shower room. Offered for sale with no onward chain, viewing is recommended.

- Well-Presented Two-Bedroom Semi-Detached Bungalow
- Cul-de-Sac Location Close to Town Centre
- Spacious Living Room with Bay Window
- Breakfast Kitchen and Modernised Shower Room
- Private Rear Garden, Ample Parking and Detached Garage
- No Onward Chain



The property
The spacious living room is positioned to the front of the property, with a large bay window providing plenty of natural light. There is ample space for living room furniture, together with a small dining table and chairs if required.

Adjacent to the living room is the breakfast kitchen, fitted with a range of base and wall units, generous worktop space and a selection of fitted appliances. There is also space for a small dining table and chairs, while a window and external door provide natural light and access to the side of the property.

An inner hallway provides access to both bedrooms, the shower room, a useful storage cupboard and the loft via a ceiling hatch.

The primary bedroom is a well-proportioned double room with fitted wardrobes, overhead storage and discreet lighting. A large window overlooks the rear garden.

Bedroom two is a generously sized single room, also overlooking the garden, and offers flexibility for use as a guest bedroom or home office.

The modernised shower room comprises a large double-width step-in shower, WC and wash hand basin, complemented by contemporary wall tiling and a window to the side elevation.

Externally

To the front, a lawned garden sits alongside a generous driveway providing ample off-road parking and access to the detached garage. The rear garden enjoys a good degree of privacy and is predominantly laid to lawn, with established flowering beds and herbaceous borders providing seasonal colour.

The detached garage measures approximately **6.2m x 2.9m** and features an up-and-over door and two side windows. It provides space for vehicle storage or workshop use, with potential for a home office, subject to any necessary alterations and consents.

Important Information
The property is freehold
Council: North Yorkshire
Tax Band: C
EPC: TBC
EPC Link: TBC

We have been informed that all main services are available.

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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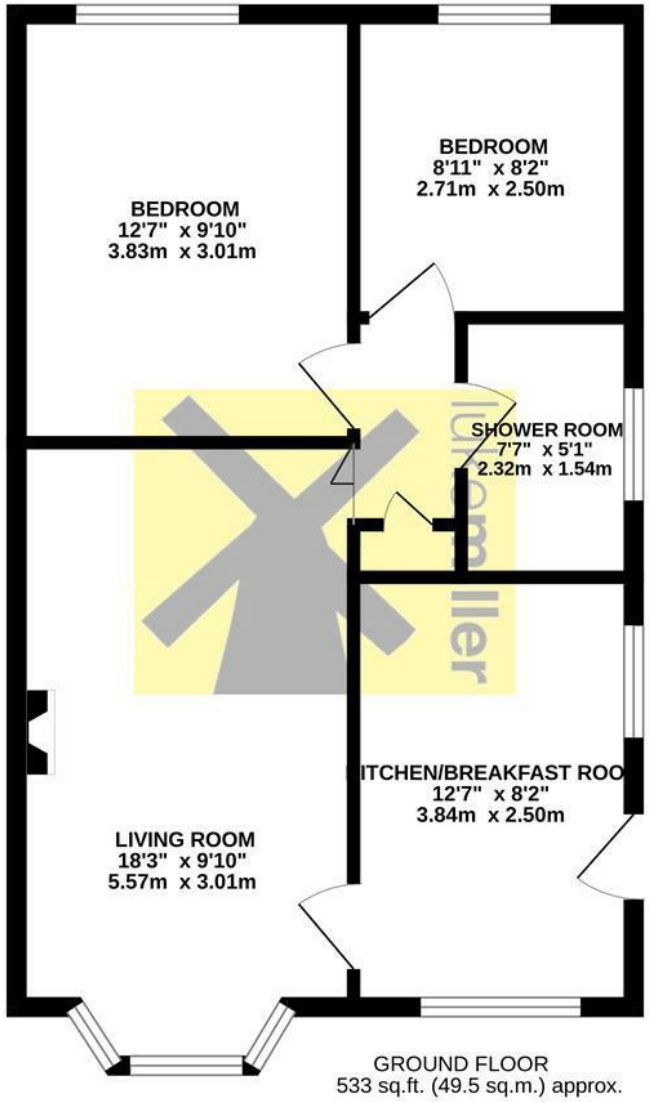


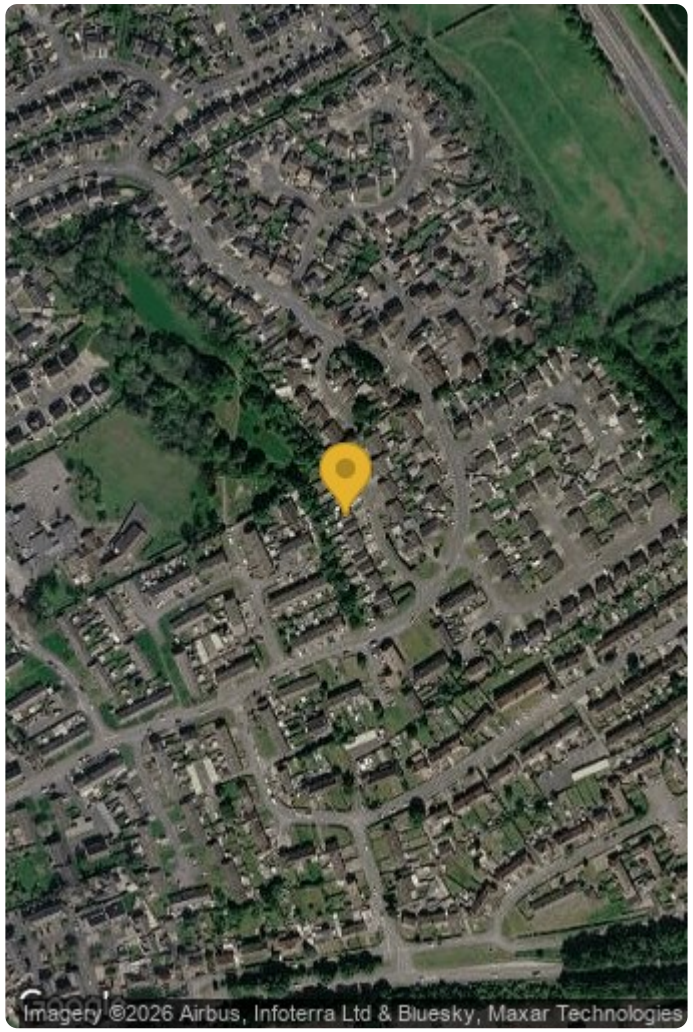












TOTAL FLOOR AREA : 533 sq.ft. (49.5 sq.m.) approx.

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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