



**88 Norby Estate, Thirsk, YO7 1BW**  
**Price Guide £250,000**



**Luke Miller & Associates**  
ESTATE AGENTS LETTINGS AGENTS FINANCE

**An extended family home with superb gardens backing onto open fields which offers a rare opportunity to acquire a substantial home in a setting that gives an immediate sense of space and privacy. With generous accommodation, excellent outdoor space and clear appeal for family buyers, this is a property that should be viewed to be fully appreciated.**



**The Property**

On entry, the reception hall provides access to both the living room and kitchen, with stairs rising to the first floor. The living room is a well-proportioned space, comfortably accommodating both seating and a full dining arrangement. A large front-facing window brings in good natural light, while patio doors open into the conservatory. A wood-burning stove with oak mantel forms a clear focal point, and there is direct access through to the breakfast kitchen.

The conservatory sits to the rear, offering a pleasant outlook over the garden and an additional sitting area. The breakfast kitchen is fitted with a range of base and wall units, providing ample worktop space, integrated appliances and strong storage provision, with a window overlooking the rear garden.

Adjacent to the kitchen is a ground floor double bedroom with en suite, suited to those considering longer-term flexibility or guest accommodation. Double doors open onto a covered seating area, making it usable in all seasons. The en suite includes a panel bath with shower over, WC, wash hand basin and built-in storage. A separate utility room completes the ground floor, fitted with additional units, sink and plumbing for appliances, along with a front-facing window.

To the first floor, the principal bedroom is particularly generous, with space for freestanding furniture. Bedroom two is a double room with windows to two elevations and a built-in cupboard, while bedroom three is a larger single enjoying views over the open fields to the rear. The shower room is fitted with a walk-in enclosure and vanity unit with basin, and there is a separate cloakroom with WC and wash hand basin.

Externally, the rear garden is a key feature of the property. Not fully appreciated from first glance, it offers a covered seating area accessed from both the conservatory and ground floor bedroom, along with a sizeable lawn, raised beds suitable for vegetables or soft fruit, and quieter areas for seating or relaxation.

**Important Information**

The property is freehold

Council: North Yorkshire

Tax Band: C

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2172-1113-1513-1122-3221>

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GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.

1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.

