11 Norby Estate, Thirsk, YO7
1BL
Price Guide £179,950
Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

Offered with no onward chain, this three-bedroom family home presents an excellent opportunity for buyers looking to modernise and add value. The property is priced to reflect the updating required and offers clear scope to rework the layout and extend subject to planning. With a generous living room, separate dining room, and south-facing rear garden, it is ideal for those wanting to create a long-term home to their own taste.

The Property

Entry is through a useful porch which leads into the reception hall, providing access to the living room and kitchen, with the staircase rising to the first-floor accommodation.

The living room is a generous space with a wood burning stove set as the focal point, a large window to the front elevation and sliding patio doors leading through to the sun room. The sun room is of timber construction and would benefit from refurbishment, however it offers additional space and includes a built-in WC.

The kitchen includes a range of base and wall units and. In our opinion, there is strong potential to improve the layout by extending or opening the kitchen into the dining room to create a more family-friendly space. The dining room enjoys double doors opening directly onto the south-facing garden, making it ideal for everyday use and for entertaining during the warmer months.

To the first floor, the landing leads to three well-proportioned bedrooms, along with a bathroom and a separate WC.

Externally, the front of the property includes a pleasant and manageable garden, alongside a driveway providing off-road parking for several vehicles. The rear garden is private, south-facing and includes a lawn and seating area, with further scope to remodel the existing sun room/porch area or consider extending the property, subject to planning.(STP)

Important Information:

The property is freehold.
Council: North Yorkshire
Tax Band:
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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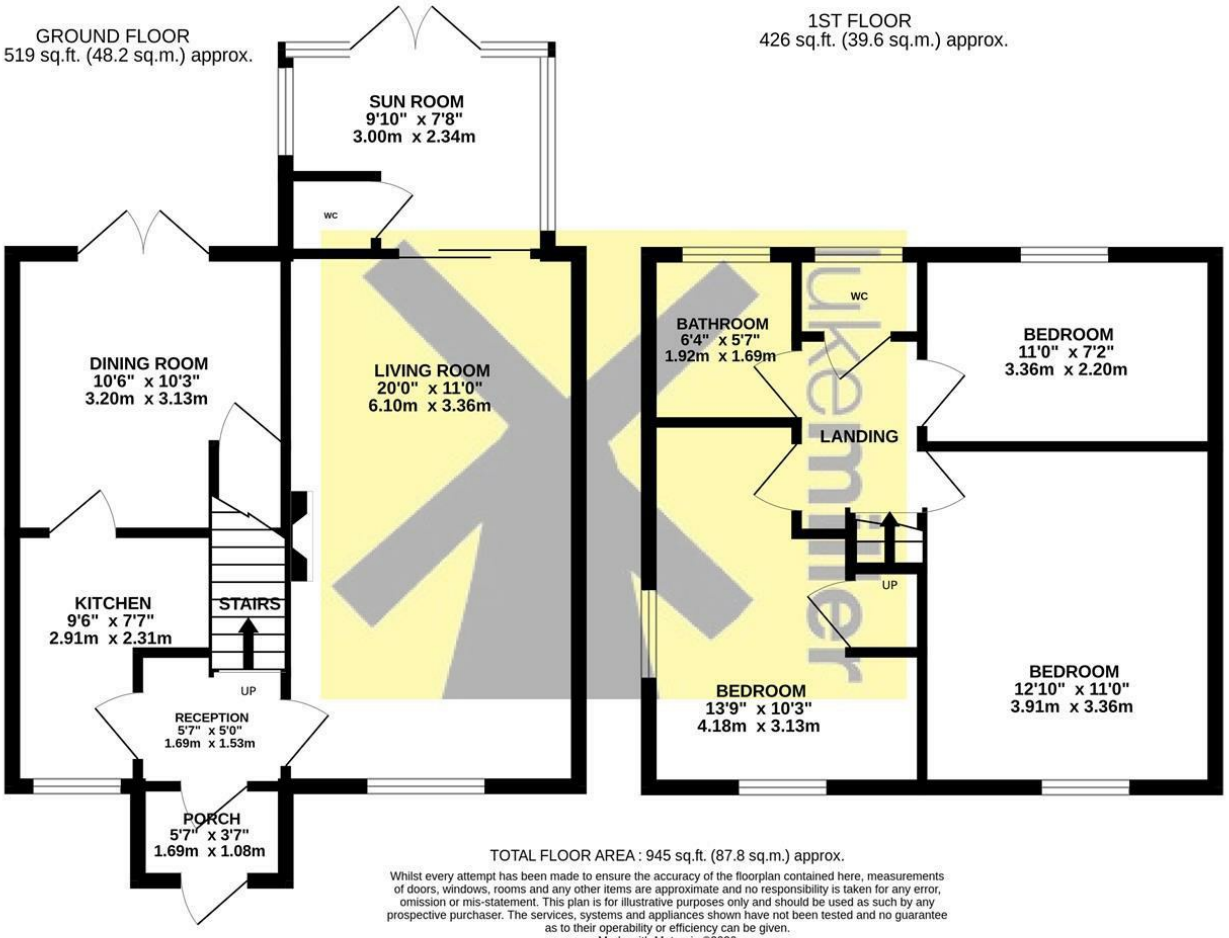

TOTAL FLOOR AREA : 945 sq.ft. (87.8 sq.m.) approx.

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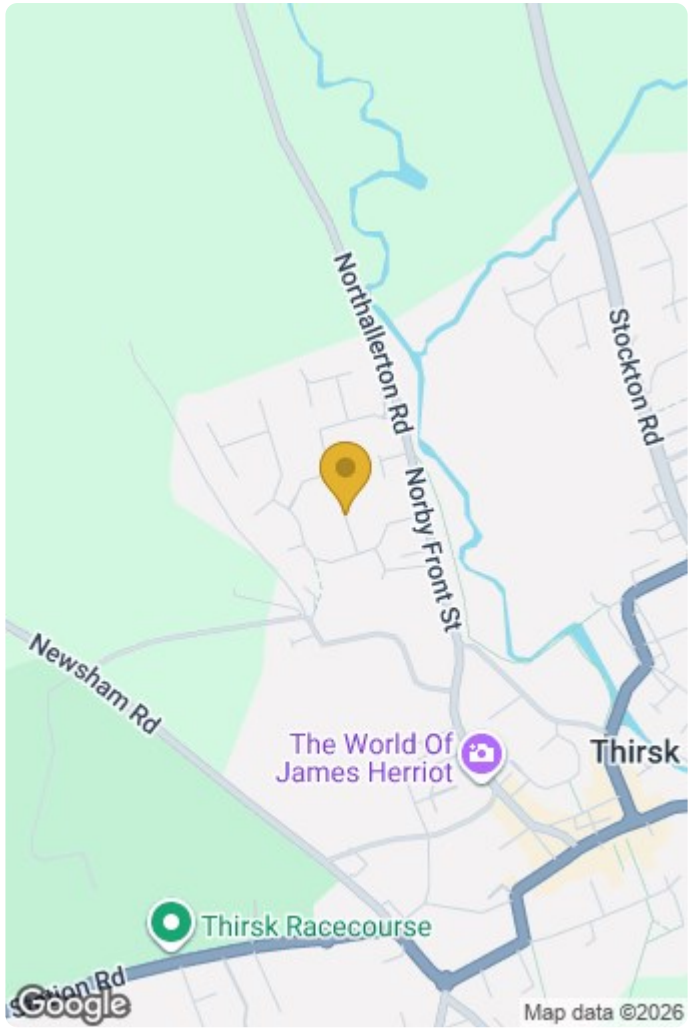

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