



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



**Westhaven
South Kilvington,
Thirsk, YO7 2LZ**

Guide Price £349,950

Offered with no onward chain and enjoying open field views to the rear, this detached bungalow represents excellent value for its overall size and plot. While some updating would be beneficial, the space on offer—both internally and externally—gives buyers the opportunity to secure a substantial home with clear potential.



The Property

On entry, a spacious reception hall sets the tone for the scale of the home, with built-in storage and access to all principal rooms, creating a practical and easy layout. The living room is particularly generous, positioned to the front with a large picture window that brings in excellent natural light and allows for a full range of furniture without compromise.

The kitchen is fitted with an extensive range of units, providing excellent storage and work surface space, along with room for a dining table, making it a functional and sociable part of the home. A window overlooks the rear garden, adding further light and outlook.

There are three well-proportioned bedrooms, two with fitted wardrobes, alongside a family bathroom fitted with a bath and shower over, wash basin and WC.

A standout feature is the substantial loft space, accessed via a drop down ladder. Partially boarded and already benefiting from a Velux window, lighting, and an additional store room, it offers exceptional storage and clear scope for further use, subject to the necessary consents.

Externally, the property continues to offer more than expected. The gardens are designed with ease of maintenance in mind, with the rear being flagged and complemented by several useful outbuildings. The long driveway, partly covered, provides ample off-road parking for multiple vehicles.

The property is Freehold.

Council: North Yorkshire

Tax Band: C

EPC: F

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Disclaimer

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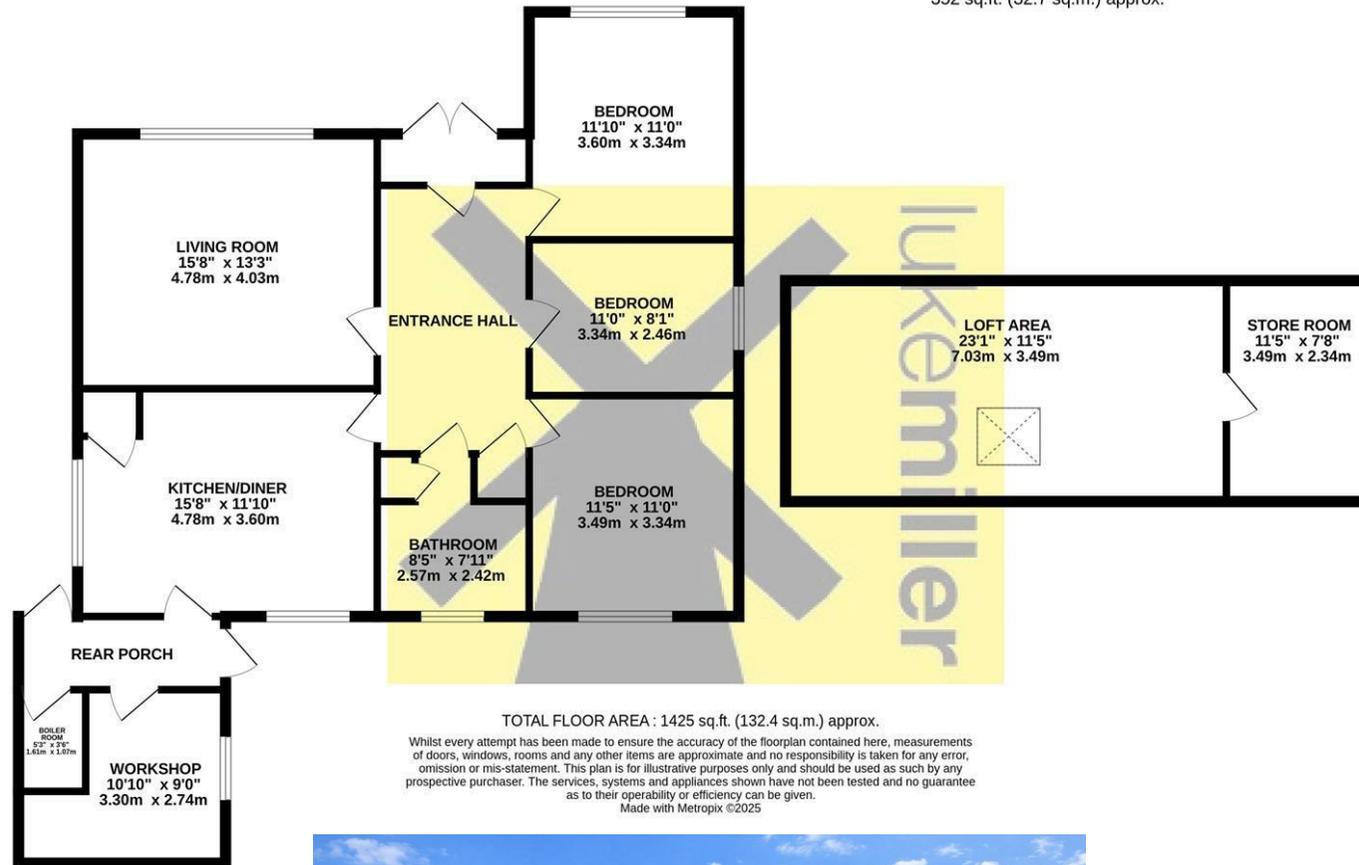
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GROUND FLOOR
1073 sq.ft. (99.7 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



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