



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**6 Violet Close, Thirsk, YO7 3FW**  
**Price Guide £319,950**

Positioned in a discreet cul-de-sac, this detached home combines privacy, space, and natural light. The layout feels balanced and well considered, opening to a west-facing garden and generous driveway parking. Offered with no onward chain, it's a property that delivers comfort, practicality, and a calm setting without compromise.



### **The Property**

On entering the property, the reception hall is a welcoming space leading to the living room, dining kitchen, ground floor W.C., and stairs to the first floor.

The living room is a comfortable size, enjoying natural light from dual aspects to the south and west. The dining kitchen offers modern fitted base and wall units, generous worktop space, and a range of integrated appliances. There's plenty of room for a dining table and chairs, making this the natural hub of the home. Double doors open onto the rear garden, and windows to two elevations provide additional light.

Adjacent to the kitchen is a useful utility room, offering further storage, plumbing for appliances, and access to the rear of the property.

Upstairs, the landing leads to three well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, fitted with a step-in shower, W.C., and pedestal wash basin, along with a window for natural ventilation. The family bathroom includes a panel bath with handheld shower, W.C., pedestal wash basin, tiled surrounds, and a window to the side elevation.

Externally, the property enjoys a private position looking away from the cul-de-sac. The front garden is neatly kept with a manageable lawn and extended driveway, providing parking for up to three vehicles. The rear garden is west-facing, mainly laid to lawn with a small paved seating area, fenced boundaries, and a side access gate.

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

EPC: B  
EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/9340-3173-4220-2502-1201>

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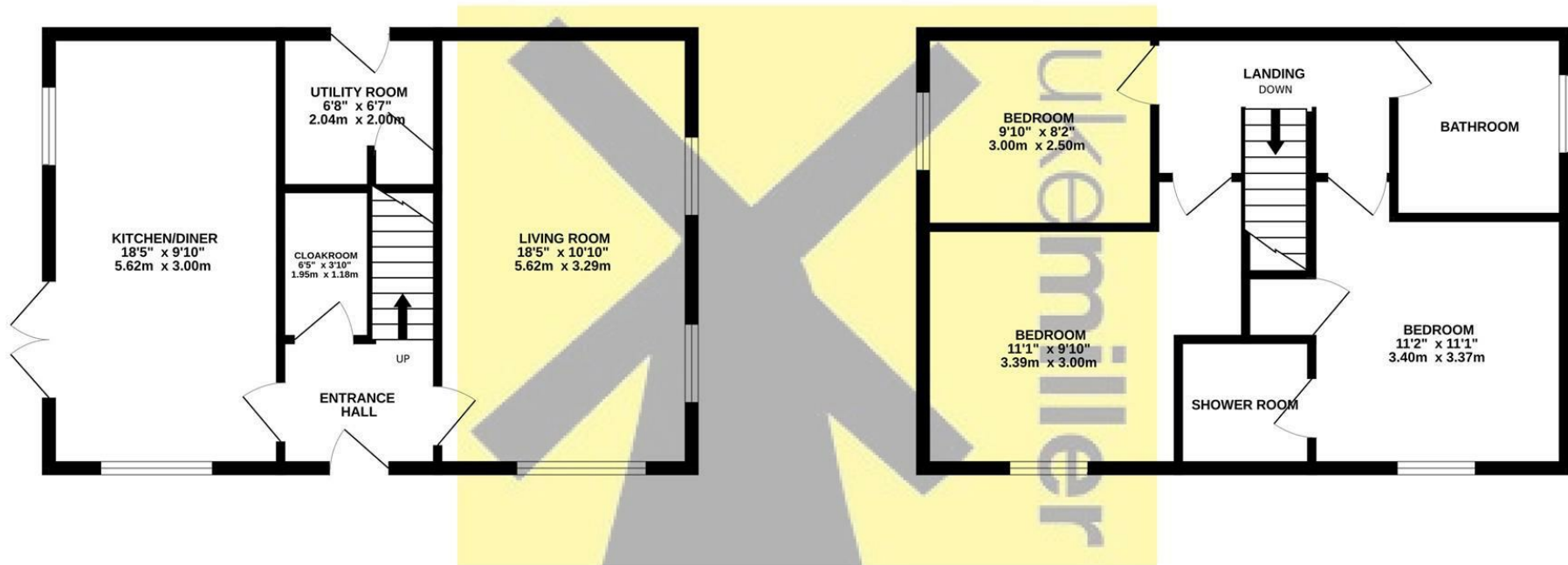
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GROUND FLOOR  
504 sq.ft. (46.8 sq.m.) approx.

1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 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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