



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



Cornerways 1 Baldersby Garth, Thirsk, YO7
4PD
Price Guide £435,000

Set in the sought-after village of Baldersby, this beautifully upgraded home offers generous living space, stylish interiors, and private gardens. With an impressive open-plan kitchen and dining area, versatile accommodation including three bedrooms, and well-kept gardens, it is a property that needs to be viewed to fully appreciate the quality on offer.



The Property

On arrival, the property presents well, with an extended driveway leading to the tandem garage and a neat front aspect. Stepping inside, the large reception hall gives an immediate sense of space and acts as the central point for the accommodation.

To the front elevation, the living room is a comfortable and well-sized space, arranged around a wood-burning stove that creates a natural focal point. A wide, west-facing window allows natural light to fill the room, making it bright during the day while retaining a cosy feel in the evenings.

The hub of the home is the open-plan living kitchen, designed with both everyday family use and entertaining in mind. Fitted with a range of contemporary wall and base units, it includes integrated appliances, extensive work surfaces, and a breakfast bar for informal dining. The adjoining dining area is large enough to accommodate a family table, and the bi-fold doors open directly to the garden, encouraging an easy indoor-outdoor lifestyle. During the warmer months, the current owners use the garden as an additional reception space, making this an excellent setting for gatherings with family and friends.

From here, a versatile third bedroom with a connecting cloakroom is accessed. Currently used as a home office, it would equally suit use as a hobby room, guest bedroom, or quiet reading space.

The property also offers two generously sized double bedrooms, both featuring fitted wardrobes that maximise storage without compromising on floor space. The quality of finish continues into the bathroom, which has been upgraded to include a free-standing bath with centre taps, a walk-in double shower, and a wash basin set on an oak vanity unit with storage, all complemented by modern tiled surrounds.

A further benefit of this property is the substantial attic, accessed by a drop-down ladder. Measuring 12.3m x 3.53m with a height of 1.99m at its peak, it already includes a Velux window and offers excellent scope for future conversion, subject to planning permissions, should additional living space be desired.

Externally, the gardens have been carefully maintained and provide both colour and privacy. Mature herbaceous borders and flowering beds frame the main lawn, while paved and flagged areas provide ample seating and dining space, making the garden enjoyable in all seasons.

Parking is well catered for with an extended driveway offering space for several vehicles. The tandem garage, measuring 8.2m x 2.8m, is accessed via a remote-controlled roller door to the front, with a further side door giving direct access to the garden.

The property is Freehold

Council: North Yorkshire

Tax Band: E

EPC: Awaiting the return of the EPC

EPC Link:: Awaiting the return of the EPC

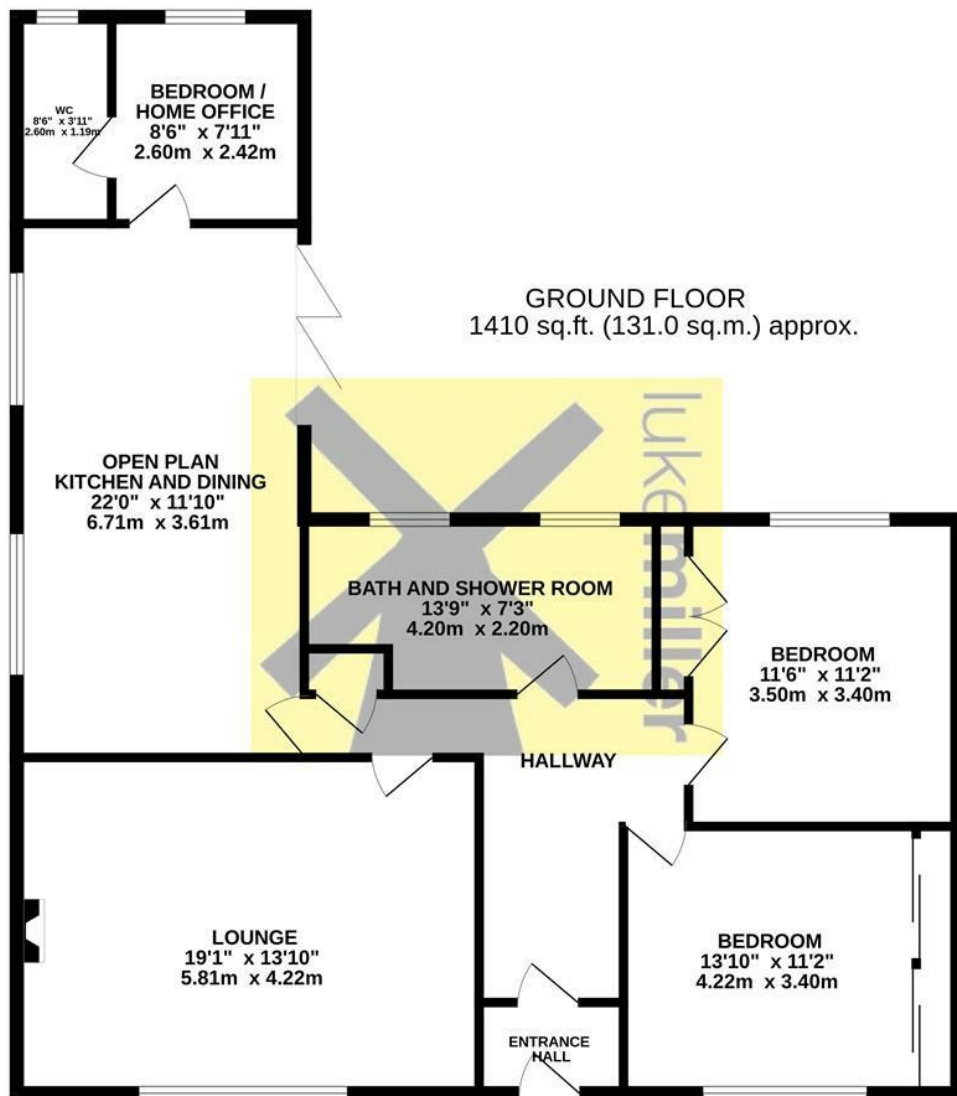
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TOTAL FLOOR AREA: 1410sq.ft. (131.0 sq.m.) approx.
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