



30 NORBY ESTATE, THIRSK

OFFERS AROUND £220,000



Northallerton
Estate Agency



Norby Estate

Thirsk, YO7 1BN

END OF TERRACE, 3 BEDROOM HOUSE WITH HUGE GARDENS AND POTENTIAL TO EXTEND AND DEVELOP SUBJECT TO PLANNING PERMISSION. CLOSE TO THE TOWN CENTRE OF THIRSK. THIS IS A MUST SEE PROPERTY AND WOULD BE SUITED TO A FAMILY OR COMMUTER WITH ITS CLOSENESS TO THIRSK TRAINLINE AND A19.

- **GOOD SIZED ROOMS**
- **WALKING DISTANCE TO TOWN CENTRE**
- **LARGE GARDEN**
- **OFF STREET PARKING**
- **COUNCIL TAX BAND B**
- **CLOSE TO MAINLINE TRAINS**



GARDENS AND PLOT

EXTENSIVE GARDENS TO THE REAR AND SIDE OF THE PROPERTY WITH RAISED BEDS AND SCOPE TO EXTEND (STPP)

LIVING ROOM

A GOOD SIZED ROOM WITH CEILING LIGHT POINT, RADIATOR, TV AND PHONE POINT DUEL ASPECT WINDOWS GIVING GOOD NATURAL LIGHT.

KITCHEN

A RANGE OF BASE AND WALL UNITS, SPACE FOR COOKER, WASHING MACHINE, DISHWASHER & FRIDGE FREEZER, SINGLE SINK AND DRAINER, CEILING LIGHT POINT, IDEAL LOGIC COMBI BOILER DOOR INTO PANTRY WITH SHELVES AND CEILING LIGHT POINT

UTILITY

RANGE OF BASE AND WALL UNITS, CEILING LIGHT POINT AND DOOR OUT TO THE GARDENS

LANDING

STAIRS UP TO FIRST FLOOR AND CEILING LIGHT POINT

BEDROOM 1

CEILING LIGHT POINT, RADIATOR AND TV POINT

BEDROOM 2

WINDOW TO FRONT AND SIDE GIVING GOOD LIGHT, RECESS AREA, CEILING LIGHT POINT & RADIATOR

BEDROOM 3

CEILING LIGHT POINT, RADIATOR

BATHROOM

HALF TILED AROUND THE BATH AREA, BATH, WASH BASIN, EXTRACTOR FAN AND CEILING LIGHT POINT

WC

LOW LEVEL TOILET AND CEILING LIGHT POINT

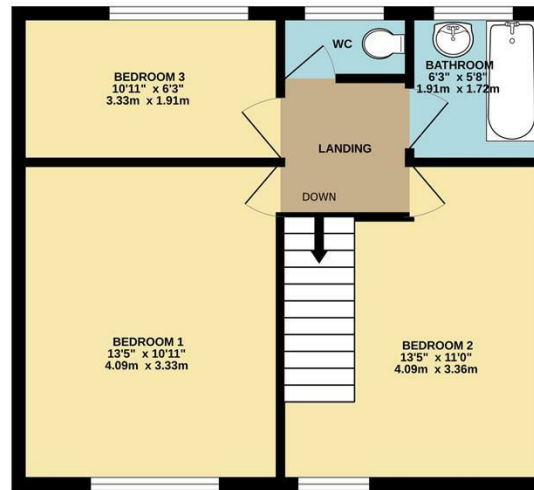


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



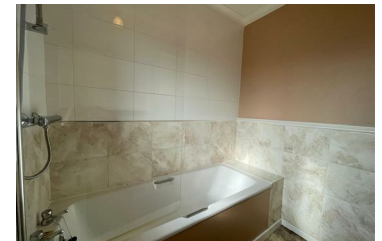
1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



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TOTAL FLOOR AREA : 863 sq.ft. (80.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
82 (plus) A			
61-81 B			
49-60 C			
35-48 D			
23-34 E			
12-22 F			
1-11 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	