



9 Station Road, Thirsk YO7 1QF
£230,000



JOPLINGS
Property Consultants



9 STATION ROAD

£230,000

THIRSK, YO7 1QF

A four bedroom townhouse located on Station Road in the picturesque town of Thirsk. This modern semi-detached property boasts a delightful setting opposite the racecourse, just a short walk from Thirsk Market Place and all local amenities. The property has excellent transport links to the A19 and A1, local bus services to nearby towns, and is walking distance to Thirsk Train Station with a direct link to London.

Upon entering the property, to the ground floor is the kitchen, downstairs WC and spacious lounge. To the first floor is three bedrooms, one with a shower ensuite and the main family bathroom. To the second floor of the property is the master bedroom and shower ensuite. Outside is a private, low maintenance garden and a separate garage with additional parking.

Entrance Hall

Entrance door gives access into the property. Consumer unit. Radiator. Stairs leading to the first floor.

Kitchen

Window to the Front. Range of base and wall units in beech with roll edge worktops. Integrated electric oven with gas hob and extractor fan. One and a half sink and drainer. Space and plumbing for washing machine. Tiled flooring. Radiator.

9'09" x 8'11" (2.97 x 2.72)

Living Dining Room

Window overlooking the Garden and Double doors leading outside. Radiators.

15'11" x 15'05" (4.85 x 4.70)

Cloakroom

Low level WC and wash hand basin.

First Floor

Landing

Window to side. Radiator.

Bedroom Two

Window to front. Radiator.

10'00" x 9'02" (3.05 x 2.79)



En-Suite Shower Room

White suite comprising shower cubicle with thermostatically controlled shower, wash hand basin and low level WC. Extractor fan Radiator.

Bedroom Three

Window to Rear. Radiator.

8'10" x 8'02" (2.69 x 2.49)

Bedroom Four

Window to Rear. Radiator.

8'10" x 7'00" (2.69 x 2.13)

House Bathroom

White suite comprising: bath, wash hand basin and low level WC. Extractor. Radiator.

6'07" x 6'03" (2.01 x 1.91)

Second Floor

Landing

Window to the Side. Cupboard housing hot water cylinder. Loft access. Radiator.

Master Bedroom

Velux window to the Front. Built In wardrobes. Radiator.

16'04" x 9'04" (4.98 x 2.84)

En-Suite Shower Room

Velux window to the Rear. White suite comprising: shower cubicle with thermostatically controlled shower, wash hand basin and low level WC. Extractor. Radiator.

To the Outside

Enclosed rear garden with access gate. Outside light. Lawn area to front.

Garage

With parking space in front of the garage.

Council Tax

Council Tax Band D





Opening Hours

Thirsk:
Mon - Thurs - 9am - 5.30pm
Fri - 9am - 5pm
Saturday - 9am - 1pm
Sunday - Closed

JOPLINGS INFORMATION

Joplings is a long established independent practice of Chartered Surveyors, Residential and Commercial Sales & Letting Agents and Valuers with offices in both Ripon & Thirsk.

Joplings Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and Joplings accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

DIRECTIONS

From the A1 North (Junction 50) or South take the A61 sliproad and head towards Baldersby. Drive through Baldersby and continue on through Skipton on Swale. Take the second turning at the Busby Stoop roundabout onto Carlton Road and head into Carlton Miniott. Drive through the village, past the train station and on towards Thirsk. Continue straight over 2 mini-roundabouts and you will find 9 Station Road directly on the right hand side.

A BIT ABOUT THIRSK

Thirsk is a picturesque Market Town which lies in the Vale of Mowbray and is known for its links with James Herriott and is close to Sutton Bank and the Kilburn White Horse.

Thirsk Market Place is at the centre of the town with a variety of local shops and amenities within easy walking distance. It also benefits from a variety of Primary Schools which feed into Thirsk School and Sixth Form College receiving a rating of Good in their latest Ofsted reports.

For those who commute ...

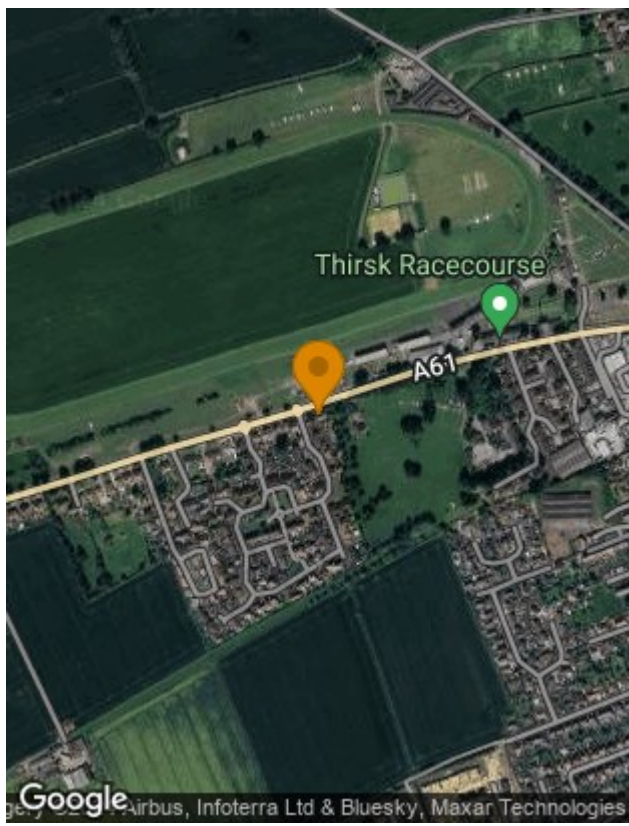
Thirsk has good links for the A1 and A19. For the train, Thirsk benefits from their station in Carlton Minniot, just a couple of minutes from the town with both a local train and a train to London's Kings Cross. For travelling further afield, Leeds Bradford Airport is approximately 51 minutes travelling distance, Teesside International Airport, 32 minutes and Newcastle Airport, 1 hour and 25 minutes.



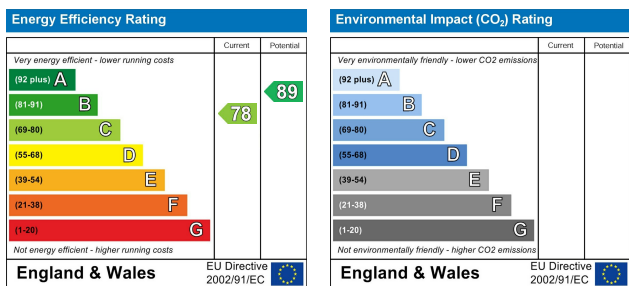


FLOOR PLANS

LOCATION MAP



ENERGY PERFORMANCE GRAPH



VIEWING

Please contact our Thirsk Office on 01845 522680 if you wish to arrange a viewing appointment for this property or require further information.

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