



5 Herriot Way, Thirsk, YO7 1FL
£335,000

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JOPLINGS
Property Consultants

5 Herriot Way , THIRSK, YO7 1FL

A well presented detached house situated on a popular area residential estate, in the heart of Thirsk just off St Marys. This three bedroom home offers the ideal accommodation for a growing family or those looking to downsize. Having two reception rooms, a conservatory and a utility, gives that bit of extra space. Benefitting from gas central heating and double glazing throughout.

This property is less than 10 minutes drive to the centre of Thirsk with it's shops, cafes, pubs and other amenities. The A19 is close-by for commuting further afield with access to the A1 also only a few minutes drive. There is a mainline train station with a direct service to London in Carlton Miniott too.

The accommodation briefly comprises of; entrance hall, lounge, dining room, conservatory, kitchen, utility all to the ground floor. Three bedrooms, one with en-suite and a family bathroom to the first floor. Externally a long driveway leads to a integral garage, whilst both front and rear gardens are mostly laid to lawn.

Offered with No Upward Chain





ENTRANCE HALL

Via uPVC entrance door with double glazed side light, stairs to 1st floor

LOUNGE

13'1" x 12'1" (4 x 3.7)

Double glazed window to front, feature fire surround with marble effect back panel and hearth, gas fire, radiator, coving, archway to:

DINING ROOM

11'0" x 7'2" (3.36 x 2.2)

Double glazed French door to Conservatory, coving and radiator

CONSERVATORY

12'4" x 8'0" (3.76 x 2.45)

Double glazed, with French doors to the side, polycarbonate roof, tiled floor

KITCHEN

11'1" x 7'10" (3.4 x 2.4)

Double glazed window to rear. Range of base, wall and drawer units with complementing heat resistant worksurfaces incorporating a stainless steel sink unit with mixer tap, space for electric oven and filter hood above, space for underbench fridge, tiled splashbacks, understair cupboard

UTILITY ROOM

7'6" x 6'6" (2.3 x 2)

1/2 glazed door to rear with double glazed window, plumbed for washing machine and dishwasher, wall cupboards and wall mounted boiler

LANDING

Doors to:

BEDROOM ONE

14'9" x 9'2" (4.5 x 2.8)

Double glazed window to front, range of built in bedroom furniture including, bedside drawers, chest of drawers and sliding mirrored door wardrobes, radiator

EN-SUITE

Double glazed window to front, low level WC, wash basin, shower cubicle, 1/2 tiled wall, radiator

BEDROOM TWO

Double glazed window to front, radiator

BEDROOM THREE

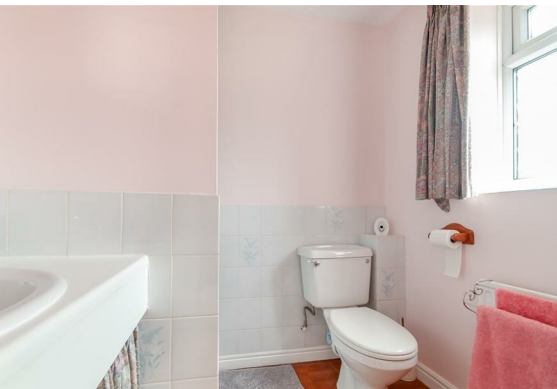
Double glazed window top rear, radiator

BATHROOM

Double glazed window to rear, panelled bath, low level WC, pedestal wash hand basin, radiator, laminate flooring, tiled to bath area and extending behind sink and toilet

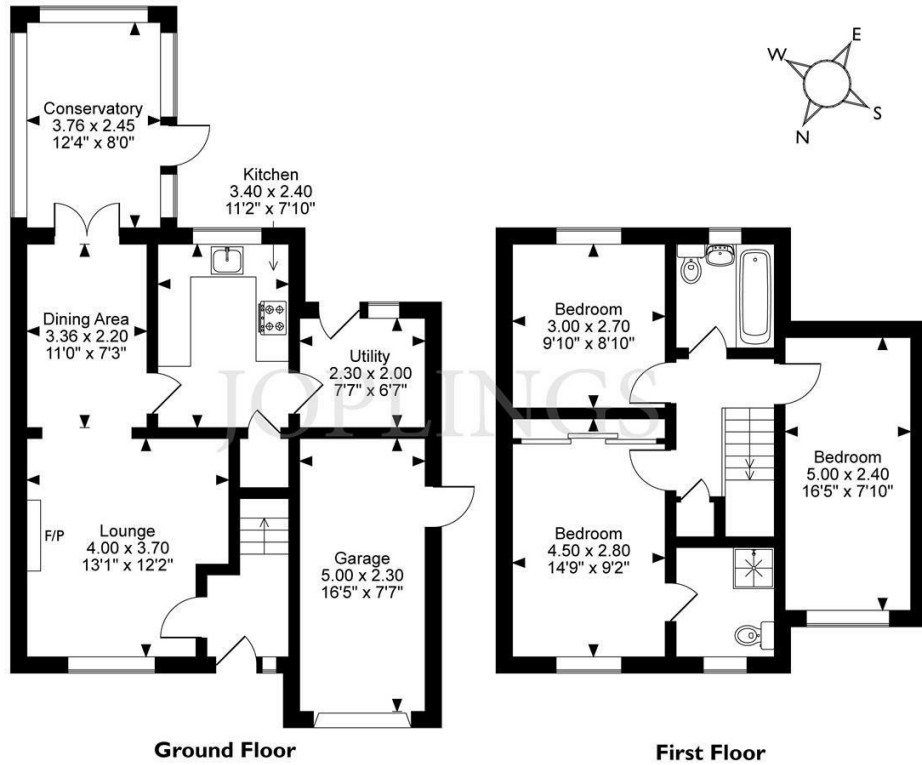
EXTERNALLY

Long driveway leading to an integral garage with up and over door. Front garden which is mostly laid to lawn. Rear garden which is mostly laid to lawn with mature shrubbery and high timber fence



FLOOR PLAN

5 Herriot Way, Thirsk

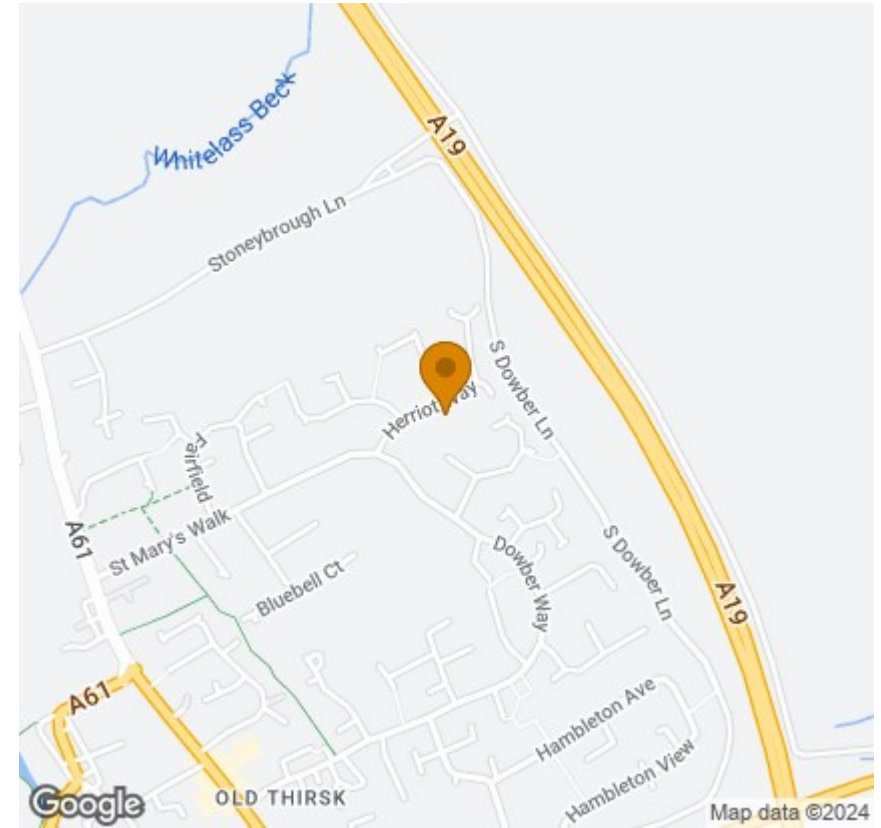


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

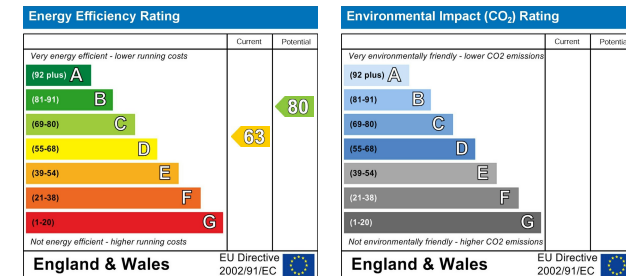
VIEWING

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

AREA MAP



ENERGY EFFICIENCY GRAPH



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