

# HUNTERS<sup>®</sup>

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## Darrowby Close

Thirsk, YO7 1FJ

Asking Price £369,500



Council Tax: D



# 8 Darrowby Close

Thirsk, YO7 1FJ

Asking Price £369,500



Hunters are pleased to bring to the market this four bedroom detached family home in a sought after and peaceful location. The property briefly comprises; living room, dining kitchen, conservatory and utility. To the first floor there are four bedrooms (principle with en-suite and built-in wardrobes) and house bathroom. Driveway and single garage, low maintenance garden to the front. The South facing rear garden is beautifully presented with artificial grass, gravelled borders and stone patio and pathways. Viewing essential to fully appreciate the accommodation on offer and the position.

## Entrance Hall

Stairs off to first floor. Doorway to living room.

## Living Room

13'10" x 12'9" (4.22 x 3.89)

Double glazed bow window to the front elevation, gas fire on granite hearth with wooden mantel. Coved ceiling, TV aerial point and central heating radiator.

## Kitchen/Dining Room

17'1" x 10'9" (5.23 x 3.28)

Open plan space ideal for family life or entertaining with French doors opening from the dining area into the conservatory. The kitchen is fitted with a range of wall and floor mounted units with matching work surfaces and splash-back tiling. Appliances incorporated within the units include: electric double oven, four ring gas hob (extractor over), and a bowl and a half sink and drainer unit with mixer tap. Doors off to under-stair cupboard and utility. There is space for a tumble drier to be stacked over the washing machine, there is a vent to the outside.

## Utility Room

11'5" x 7'8" (3.48 x 2.36)

With space and plumbing for washing machine, dishwasher and full height fridge freezer. Door to side, wall mounted gas fired central heating boiler and double glazed window to the side.

## Cloakroom

Wash hand basin and low flush WC.

## Conservatory

9'6" x 16'0" (2.90 x 4.88)

A solid roof structure with double glazed windows and sliding patio doors to the patio and garden and wood effect flooring.

## First Floor

### Landing

Doors off to all rooms, airing cupboard, and access via an integrated loft ladder to the fully boarded attic.

### Bedroom One

13'8" x 10'5" (4.19 x 3.20)

Double glazed window to the front elevation, built-in wardrobes, central heating radiator and coved ceiling.

### En-suite

White suite comprising: wash hand basin, low flush WC and shower in walk-in cubicle. Double glazed window to front elevation and heated towel rail.

### Bedroom Two

10'11" x 9'1" (3.35 x 2.79)

Double glazed window to rear elevation and central heating radiator.

### Bedroom Three

14'7" (max) x 7'10" (4.45 (max) x 2.39)

Double glazed window to the front elevation, built-in wardrobes and central heating radiator.

### Bedroom Four

8'9" x 6'11" (2.69 x 2.13)

Double glazed window to rear elevation and central heating radiator.

### Bathroom

White suite comprising; wash hand basin, low flush WC and panelled bath with shower over and glass screen. Double glazed window to rear elevation and heated towel rail.

### Outside

Block paved driveway to the front of the property provides off street driveway parking for two cars and leads to the integral garage. The garage has a rear door which gives access to the side path. Low maintenance garden borders the front with gated pathway leading to the rear.

The fully enclosed rear garden has been landscaped for ease of maintenance, with artificial lawn, gravelled borders and stone pathway and patio areas.



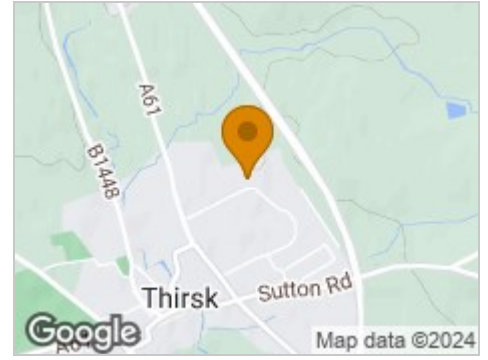
### Road Map



### Hybrid Map



### Terrain Map



### Floor Plan

**Darrowby Close, Thirsk, YO7**  
 Approximate Area = 1402 sq ft / 130.2 sq m (includes garage)  
 For identification only - Not to scale

**GROUND FLOOR**  
 APPROX FLOOR AREA 64.1 SQ M (691 SQ FT)

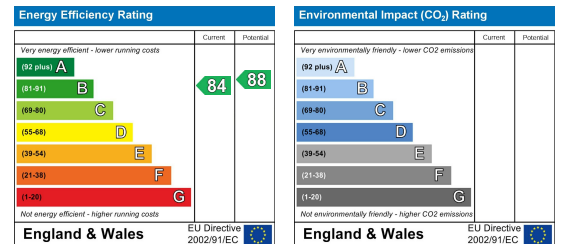
**FIRST FLOOR**  
 APPROX FLOOR AREA 54.8 SQ M (590 SQ FT)

**Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Hunters Property Group. REF: 1014640

### Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.