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Herriot Way

Thirsk, YO7 1FL

Asking Price £385,000



Council Tax: D



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Attractive four bedroom family home situated in a peaceful and much sought after Cul-de-Sac. The house has been much improved by the current owners and offers modern and inviting accommodation throughout and with the benefit of solar panels. Briefly comprising; entrance hall, living room with feature fireplace, dining room with doors opening to rear garden, fitted kitchen, separate utility room and cloakroom. To the first floor are four bedrooms, with an ensuite to the primary bedroom and house bathroom. Externally the property has well maintained gardens to both front and rear, driveway parking for two cars, integral single garage and brick-built store/workshop. Enjoying an open outlook over farmland to the rear, the property must be viewed to fully appreciate the outlook and position.

Entrance Hall

Composite glazed door opening from the front aspect. Stairs off to first floor. Door to living room.

Living Room

13'11" (into bay) x 13'2" (4.24m (into bay) x 4.01m)
Double glazed bay window to the front aspect providing a pleasant outlook. Electric stove on black granite hearth, wooden mantle over. laminate wood flooring and radiator.

Dining Room

15'6" x 9' (4.72m x 2.74m)

A versatile room with space for dining a seating area. French doors open to the rear garden. Laminate wood flooring and radiator.

Kitchen

15'5" x 9'4" (4.70m x 2.84m)

Fitted with a range of wall and floor mounted units, matching work-surfaces and breakfast bar. Integrated appliances include; double oven, induction hob with extractor over, bowl and a half sink and drainer unit with mixer tap, space for under counter fridge and space and plumbing for dishwasher. Ceramic tiled floor, double glazed window over looking rear garden and radiator.

Utility Room

Useful space with fitted work-surface, under counter space and plumbing for washing machine and tumble dryer. Doors to rear garden and cloakroom. Double glazed window to side.

Cloakroom

White suite comprising; wash hand basin and low flush WC.

First Floor

Landing

Doors off to all bedrooms and house bathroom.

Bedroom one

16'1" x 9'10" (4.90m x 3.00m)

Double glazed windows to front elevation, fitted wardrobes with sliding doors and radiator.

En-suite

White suite comprising; wash hand basin, low flush WC and shower in cubicle.

Bedroom Two

11'6" x 9'6" (3.51 x 2.90)

Double glazed window to rear elevation, fitted wardrobes with sliding doors and radiator

Bedroom Three

8'8" x 7'2" (2.64m x 2.18m)

Double glazed window to front elevation and radiator.

Bedroom Four

9'4" x 7'10" (I-shaped) (2.87m x 2.39m (I-shaped))

Double glazed window to rear elevation and radiator.

Bathroom

White suite comprising; wash hand basin on vanity, low flush WC and walk-in shower cubicle. Double glazed window to rear elevation.

Outside

Garage & Driveway

16'9" x 8'0" (5.11 x 2.44)

Block-set driveway leading to the single garage and providing parking for two cars. The garage has light and power, up and over door to the front with side personal door.

Garden

With well maintained gardens to both the front and rear.

The rear garden is mainly laid to lawn with mature

hedging and wooden fencing to boundary. Patio areas provide seating space for relaxing or entertaining. The property benefits from an open aspect over farmland to the rear, making it an ideal space to enjoy a summers evening.

Store

17'9" x 4'6" (5.41m x 1.37m)

Brick-built store with upvc door and window. Useful storage or workshop space with light and power.



Road Map



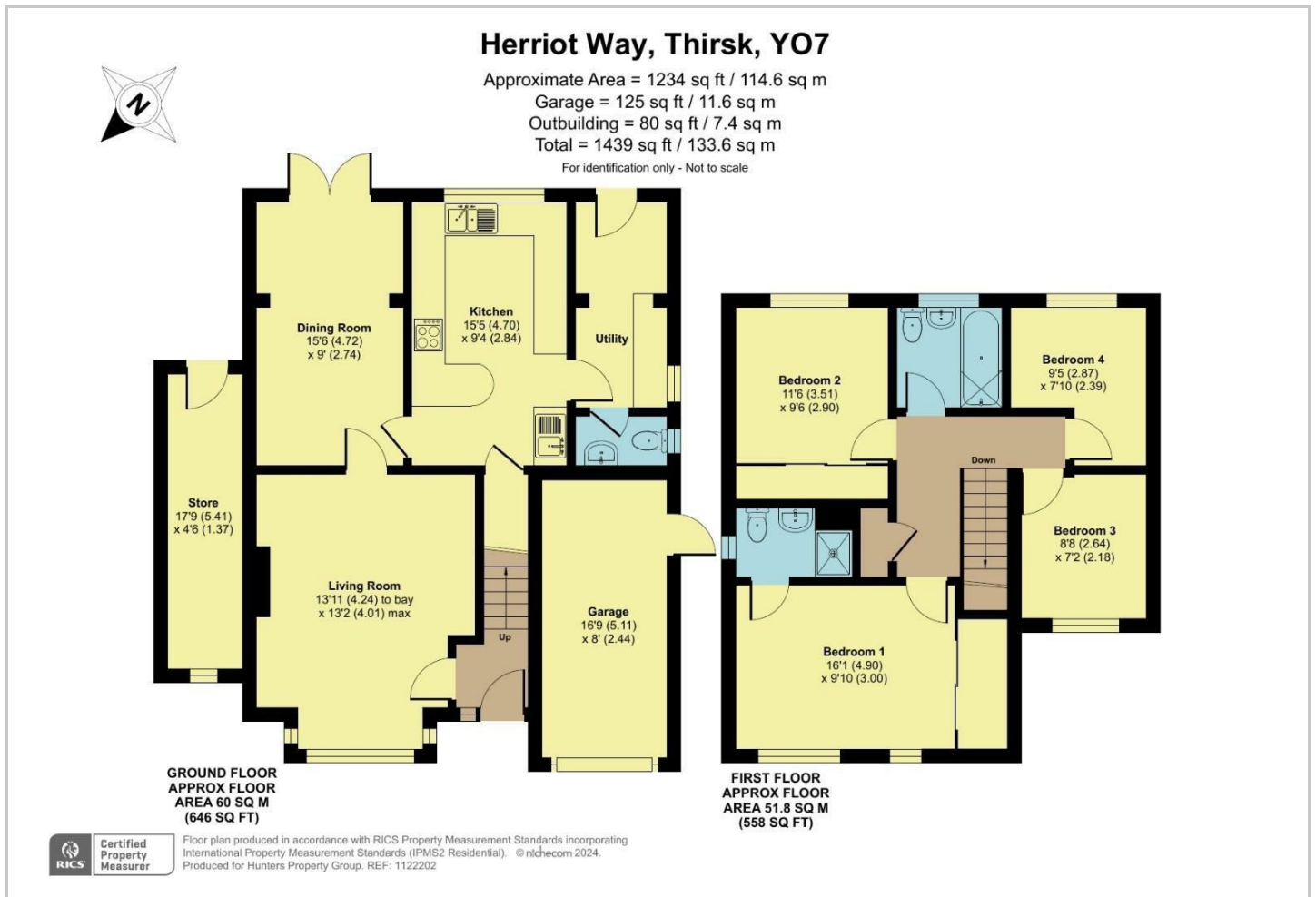
Hybrid Map



Terrain Map



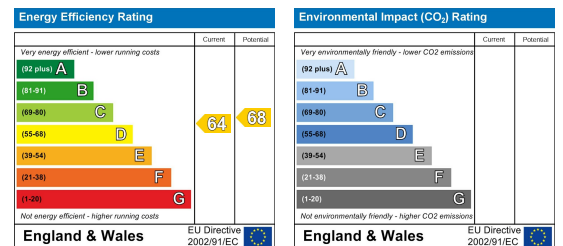
Floor Plan



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.