

HUNTERS®

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Herriot Way

Thirsk, YO7 1FL

Asking Price £379,000



Council Tax: D



30 Herriot Way

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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 gardens to the front and rear. Viewing essential to fully appreciate the accommodation on offer and the position.

Living Room

16'10" x 13'0" (max into bay) (5.14 x 3.98 (max into bay))

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

Dining Room

9'8" x 9'0" (2.95 x 2.75)

A versatile room with French doors opening to the conservatory and further door to the kitchen. Coved ceiling and central heating radiator.

Kitchen

9'9" x 9'4" (2.99 x 2.87)

Fitted with a range of floor and wall mounted units with high gloss doors and matching work-surfaces. Integrated fridge freezer, single electric oven, electric hob with extractor over and single bowl sink and drainer unit with mixer tap. Double glazed window overlooking the rear garden, Oak flooring and central heating radiator.

Utility

6'3" x 5'7" (1.92 x 1.72)

A useful workspace with doors off to rear porch and cloakroom. Fitted with units matching the kitchen with under cabinet space for washing machine. Double glazed window to side elevation and Oak flooring.

Conservatory

12'4" x 9'1" (3.77 x 2.78)

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

Cloakroom

Wash hand basin and low flush WC.

Porch

With windows and door to rear garden, a useful space for shoe, boot and coat storage.

First Floor

Landing

Gallery style landing with access to loft space and storage cupboard.

Bedroom One

13'1" x 9'8" (4.01 x 2.97)

Two double glazed windows to the front elevation, built-in wardrobes and central heating radiator.

En-suite

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

Bedroom Two

9'5" x 9'4" (2.88 x 2.85)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

8'7" x 7'4" (2.64 x 2.24)

Double glazed window to front elevation and central heating radiator.

Bedroom Four

Double glazed window to rear elevation and central heating radiator.

Bathroom

6'3" x 6'5" (1.92 x 1.96)

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

Garage and Driveway

The property benefits from a large frontage with driveway parking for several cars and further gravelled gardens. Block-paved pathway leading to the front door, up and over door to garage. Gated pathway to the enclosed rear garden.

Rear Garden

A delightful space bursting with a selection of vibrant plants and shrubs. Laid with a mixture of decorative gravel and attractive patio areas for ease of maintenance. Low level walls and raised beds have been used to divide the space and create character.

Note

EPC is ordered and will be uploaded on receipt.



A satellite map showing a residential area with a yellow location pin. A road labeled 'A19' runs diagonally across the top right. The map is credited to 'sky, Landsat / Copernicus, Maxar Technologies' at the bottom.

A map from Google Maps showing the location of Sutton Road in Thirsk, Lincolnshire. A red pin marks the site. The map includes labels for 'Thirsk', 'Sutton Rd', 'A61', and 'B1448'. The Google logo and 'Map data ©2025 Google' are visible at the bottom.

Ground Floor
Approx. 73.9 sq. metres (795.5 sq. feet)

The Ground Floor plan shows a large Lounge at the front right, adjacent to a Dining Room and Kitchen. A Utility room is located behind the Kitchen, and a Conservatory is attached to the Dining Room. A Garage is situated at the rear left, with a Hall and stairs leading to the first floor. A small bathroom is also located near the Utility room. The dimensions of the Utility room are given as 1.71m x 1.71m (5'7" x 5'7").

Conservatory

1.71m x 1.71m (5'7" x 5'7")

Utility

Kitchen

Dining Room

Garage

Lounge

Hall

First Floor
Approx. 8.3 sq. metres (89.2 sq. feet)

The First Floor plan features four bedrooms: Bedroom 1 at the front right, Bedroom 2 at the rear right, Bedroom 3 at the rear left, and Bedroom 4 at the front left. A central staircase provides access to the ground floor. The floor includes a Bathroom, an En-suite for Bedroom 1, and a central Hall.

Bedroom 4

Bathroom

Bedroom 2

Bedroom 3

En-suite

Bedroom 1

Total area: approx. 82.2 sq. metres (884.7 sq. feet)

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 Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2012/27/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-40) C		
(55-48) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2012/27/EC

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.