

HUNTERS®

HERE TO GET *you* THERE



Herriot Way

Thirsk, YO7 1FL

Asking Price £360,000



Council Tax: D



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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, well maintained and low maintenance gardens to both front and rear. The fully enclosed rear garden enjoys a high level of privacy and features raised beds and deck area. Viewing essential to fully appreciate the position and accommodation on offer.

Entrance Hall

Stairs off to first floor. Doorway to living room.

Lounge

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

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

Dining Kitchen

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 'Shaker Style' wall and floor mounted units with matching work surfaces and splash-back tiling. Space and plumbing for slimline dishwasher, range master cooker with attractive mosaic splash-back (extractor over), and a bowl and a half sink and drainer unit with mixer tap. Doors off to under-stair cupboard and utility.

Utility Room

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

With space and plumbing for washing machine and tumble dryer. Door to side, and integral door to garage, wall mounted gas fired central heating boiler and double glazed window.

Cloakroom

Wash hand basin on vanity and low flush WC. Double glazed window to side, ceramic tiled floor and central heating radiator.

Conservatory

11'6" x 9'10" (3.53 x 3.00)

With French doors opening to the enclosed and private garden.

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 and central heating radiator.

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.

Tel: 01845 440044

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.

Shower Room

White suite comprising; wash hand basin, low flush WC and large walk-in shower cubicle with Mira electric shower. Double glazed window to rear elevation and heated towel rail.

Driveway and Garage

Concrete and paved driveway to the front of the property provides off street driveway parking and leads to the integral garage. The garage has a rear door which gives access to the side path.

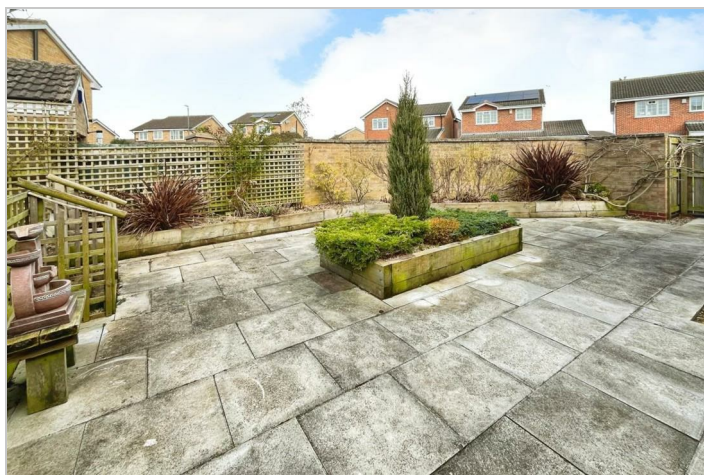
Garden

To the front of the property is a lawned garden with hedge borders. A gated pathway leads to the enclosed rear garden.

The fully enclosed rear garden has been landscaped for ease of maintenance, with a paved finish, raised flower beds and feature raised deck area. A further garden space to the side is finished with decorative pebbles and artificial lawn.

With the rear garden space are two useful wooden sheds.

Solar Panels



Road Map



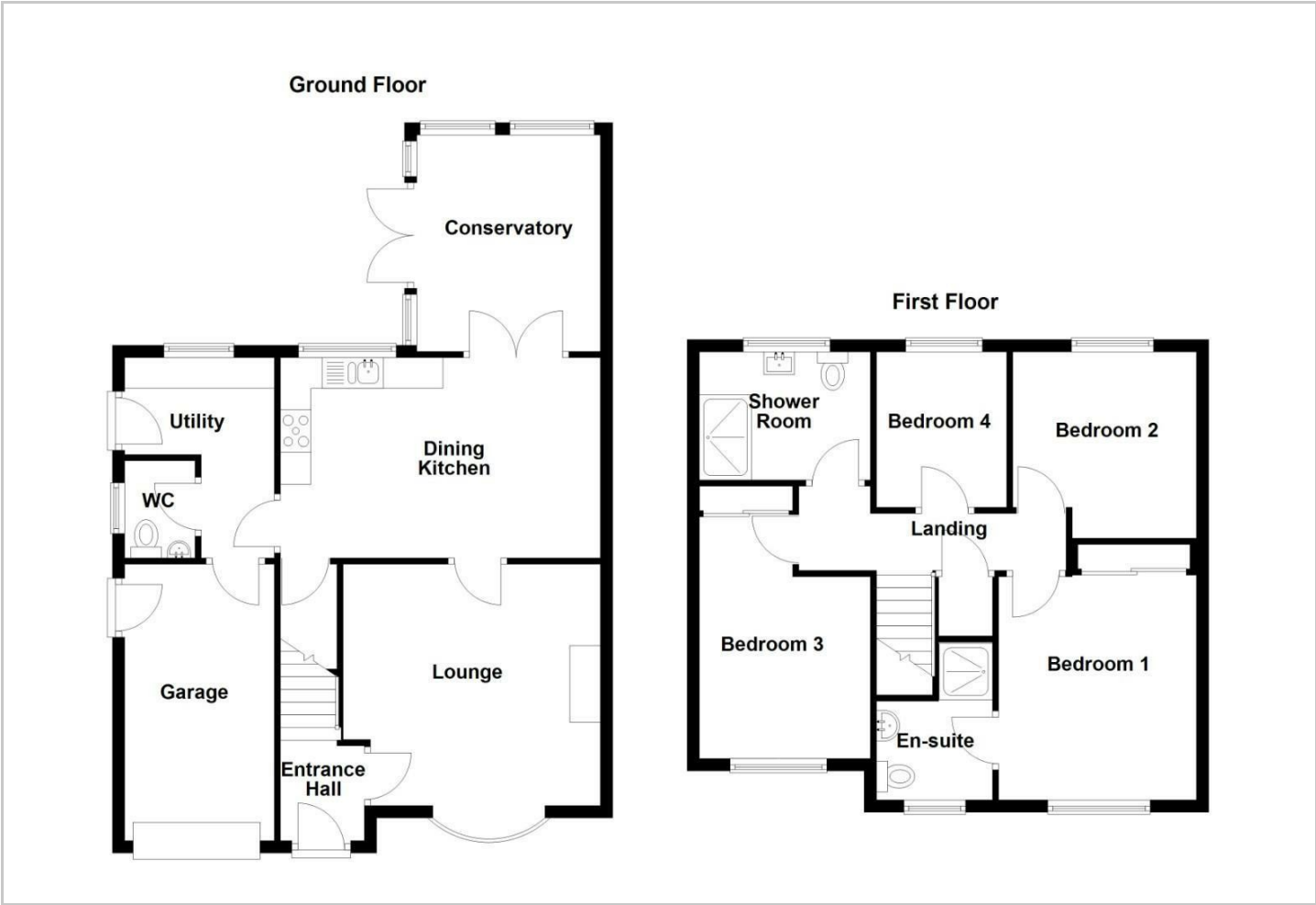
Hybrid Map



Terrain Map



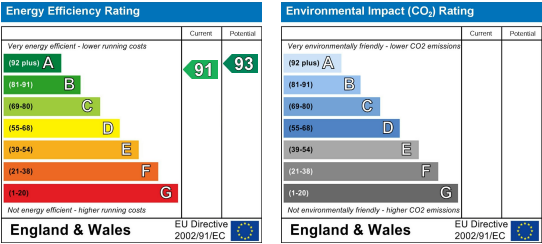
Floor Plan



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.