

# HUNTERS®

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## Shire Road

Thirsk, YO7 1FE

Offers In The Region Of £325,000



Council Tax: D





# 2 Shire Road

Thirsk, YO7 1FE

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Three bedroom detached home occupying a generous corner plot. This much improved detached three bedroom house is offered with no onward chain. With generous accommodation throughout, briefly comprising; living room with log burner, dining kitchen, ground floor WC with shower and conservatory to ground floor. To the first floor are three bedrooms and house bathroom. Externally the property boasts enclosed gardens to three sides and an insulated home office. Single garage and driveway plus gravelled off road parking space.

## Entrance

With door to front garden. Providing useful space for outdoor wear and general storage space.

## Dining Kitchen

13'1" x 12'0" (4 x 3.66)

A bright and welcoming open plan room which enjoys a dual aspect to both front and rear gardens. The space has been carefully planned to provide ample work-surface space whilst retaining an dedicated dining area. The kitchen comprises; a range of contemporary fitted floor units with quartz work-surfaces and breakfast bar, single bowl sink with mixer tap, multi-fuel range cooker with extractor over, under counter fridge space and integrated dishwasher. Finished with an attractive tiled splash-back. Wood effect flooring and central heating radiator.

## Rear Hall

Door to front garden and useful storage cupboard.

## Shower Room

Fitted with wash hand basin, low flush WC and electric shower in glass cubicle. Central heating radiator and window to rear garden.

## Living Room

16'2" x 11'8" (4.95 x 3.58)

With log burning stove standing on a tiled hearth, solid Oak mantle over. Attractive laminate wood flooring and inset spotlights. Double glazed windows to both front and side aspect, sliding patio doors open to the conservatory. Central heating radiator.

## Conservatory

9'8" x 7'6" (2.97 x 2.29)

French doors opening to patio area. Ceramic tiled floor and vertical radiator.

## First Floor

### Landing

Double glazed window to rear aspect, doors off to all bedrooms and house bathroom.

### Bedroom One

9'8" x 8'9" (2.97 x 2.67)

Double glazed window to front and side aspects, over-stair wardrobe space with sliding door and central heating radiator.

### Bedroom Two

9'3" x 8'9" (2.82 x 2.67)

Double glazed window to front aspect, over-stair storage cupboard with sliding door and central heating radiator.

### Bedroom Three

8'5" x 6'2" (2.59 x 1.90)

With double glazed window to rear elevation and central heating radiator.

Tel: 01845 440044

### Bathroom

Fitted with white suite comprising; wash hand basin on vanity, low flush WC and panelled bath with shower over. Tiling to wall and floor, radiator and window to rear elevation.

### Outside

#### Office

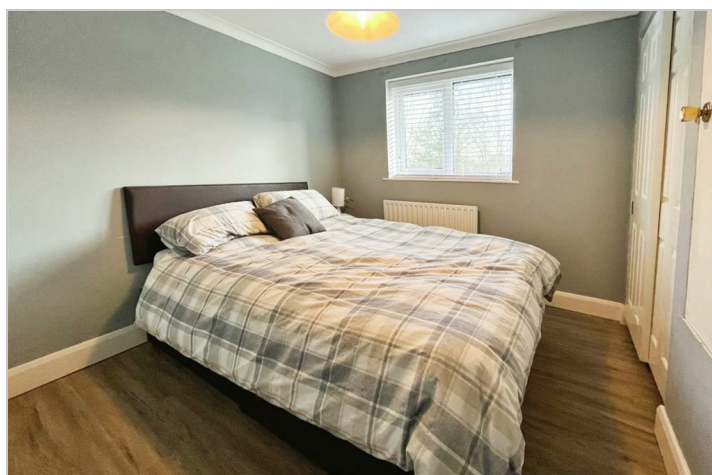
Fully insulated with light, power and internet connection. Fully functioning work space suitable for a variety of uses.

#### Gardens

The property stands in a generous plot with lawned gardens to both the front and side, to the rear the garden is paved Indian Stone with raised beds bordering a herb garden. Fully enclosed with a combination of mature hedging and wooden fencing. Access is gained to the rear via a secure wooden gateway.

#### Garage & Driveway

Driveway providing access to the single garage. The garage offers water and electricity, with plumbing for washing machine. Gravelled area provides further off road parking.



Road Map



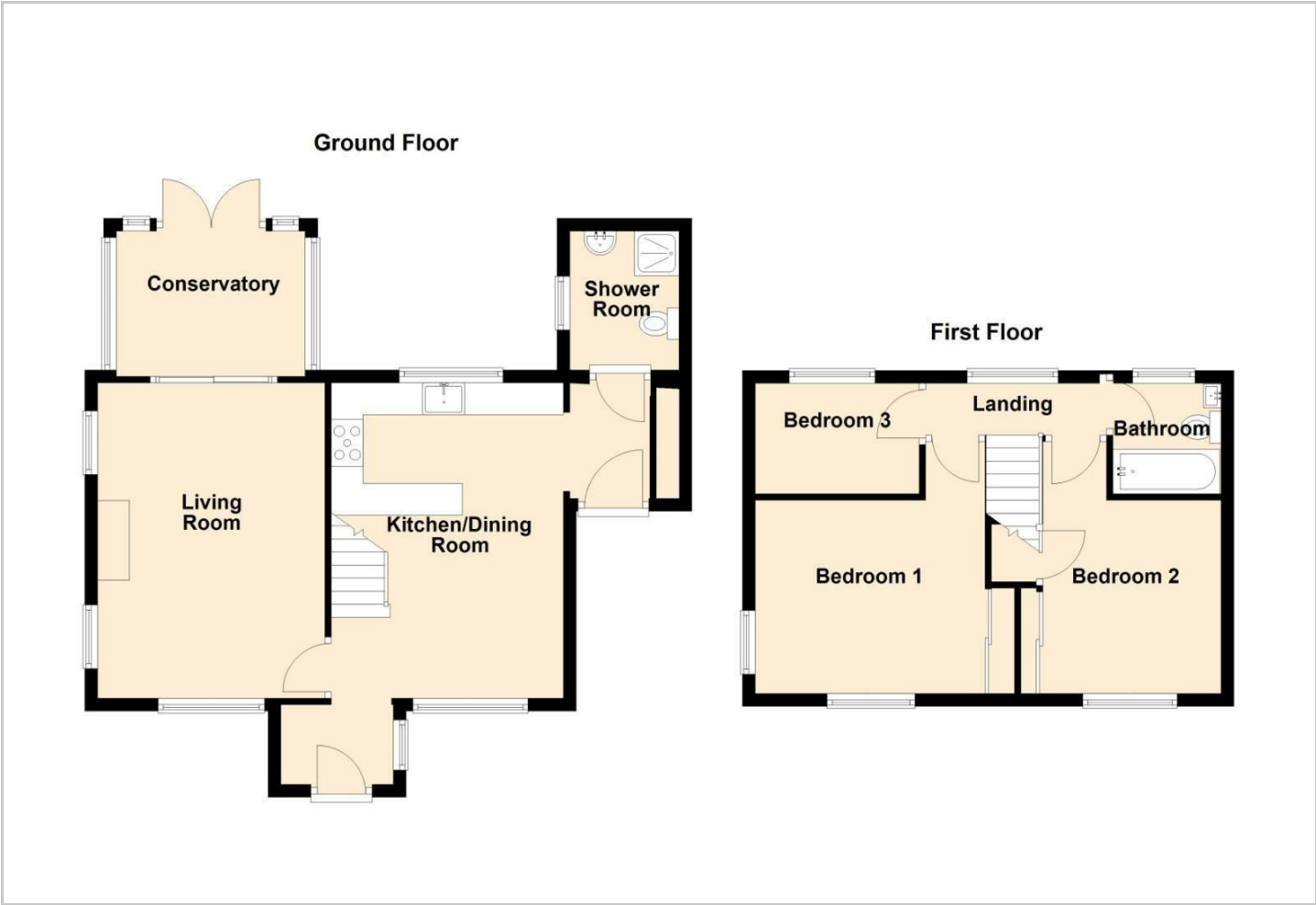
Hybrid Map



Terrain Map



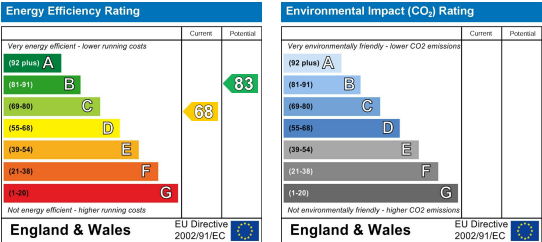
Floor Plan



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.