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24 Favenfield Road, Thirsk YO7 1FZ

This wonderfully presented two bedroom semi-detached bungalow in central Thirsk comes to market extended and modernised, ready to love. Located at the head of a quiet cul-de-sac the property is in an ideal location for a bungalow and offers a good deal of space inside and out. Internal accommodation consists of an entrance hallway, recently refitted kitchen, comfortable lounge, two double bedrooms, a shower room and an added conservatory. Externally the property offers a gravelled front garden with off street parking leading to a detached single garage to the front with a lawned rear garden, artificially turfed rear garden and patio area with seating and planters aplenty. The property has a good level of finish with modern decor and fitted storage usefully dotted around the home. Energy rating EPC C, North Yorkshire Council Tax Band C.

£240,000

LOCATION

Situated within walking distance of the town centre at the end of a residential cul de sac. The property is very close by to a bus stop. Local schools, shops and leisure facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate.

DIRECTIONS

Leaving Thirsk via Millgate proceed to St. James Green and take the left hand turn onto Stockton Road, turn right into St Marys Walk and follow the road down and bear right onto Dowber. Take the left hand turn onto Favenfield then continue to the end of the cul de sac where the property is located in front of you.

THE ACCOMMODATION CONSISTS OF

ENTRANCE HALL

With front facing UPVC double glazed entrance door & adjacent UPVC double glazed window, storage cupboard, radiator and arch to the kitchen.



KITCHEN

9 x 8'1 (2.74m x 2.46m)

With a brand new fitted range of wall & base units with matte finish doors, worktops over, sink & drainer unit, mixer tap, integrated electric double oven & hob, extractor hood & light, plumbing for a washing machine, fridge freezer, base lighting and UPVC double glazed window to the side.



LIVING ROOM

17'1 x 9'8 (5.21m x 2.95m)

With front facing UPVC double glazed window, gas fireplace, television & telephone points, beams and radiator.



INTERNAL HALLWAY

With loft access and storage cupboard.

BEDROOM ONE

12 x 9'8 (3.66m x 2.95m)

With rear facing UPVC double glazed window, fitted wardrobes and radiator.



BEDROOM TWO

9 x 8 (2.74m x 2.44m)

With rear facing double glazed sliding patio doors to the conservatory, laminate flooring and radiator.

SHOWER ROOM/W.C.

Including a modern three piece suite comprising of a double step in shower cubicle, hand basin set in vanity unit, hidden cistern W.C., tiled walls, vertical heated towel rail, extractor fan and side facing UPVC double glazed window.



CONSERVATORY

17'6 x 9'10 (5.33m x 3.00m)

Large conservatory with UPVC double glazed windows to the side & rear elevations, double glazed door & adjacent window to the garage, patio doors leading to the garden, double pitched ceiling with fitted blinds and radiator.



EXTERIOR

FRONT GARDEN

To the front of the property there is an easy to maintain gravelled garden with patio area.

REAR GARDEN

To the rear there is a good sized, enclosed garden with patio area, a raised covered seating area, lawned section with flower borders, artificial grass area, a garden shed and fenced boundaries.



GARAGE & DRIVEWAY

19'1 x 9'8 (5.82m x 2.95m)

A lengthy paved driveway provides off road parking for multiple vehicles leading to the garage with up & over door, light & power, personal doors & double glazed windows to the garden & conservatory.



VIEWING

Viewing is Strictly By Appointment Only.

MORTGAGE ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

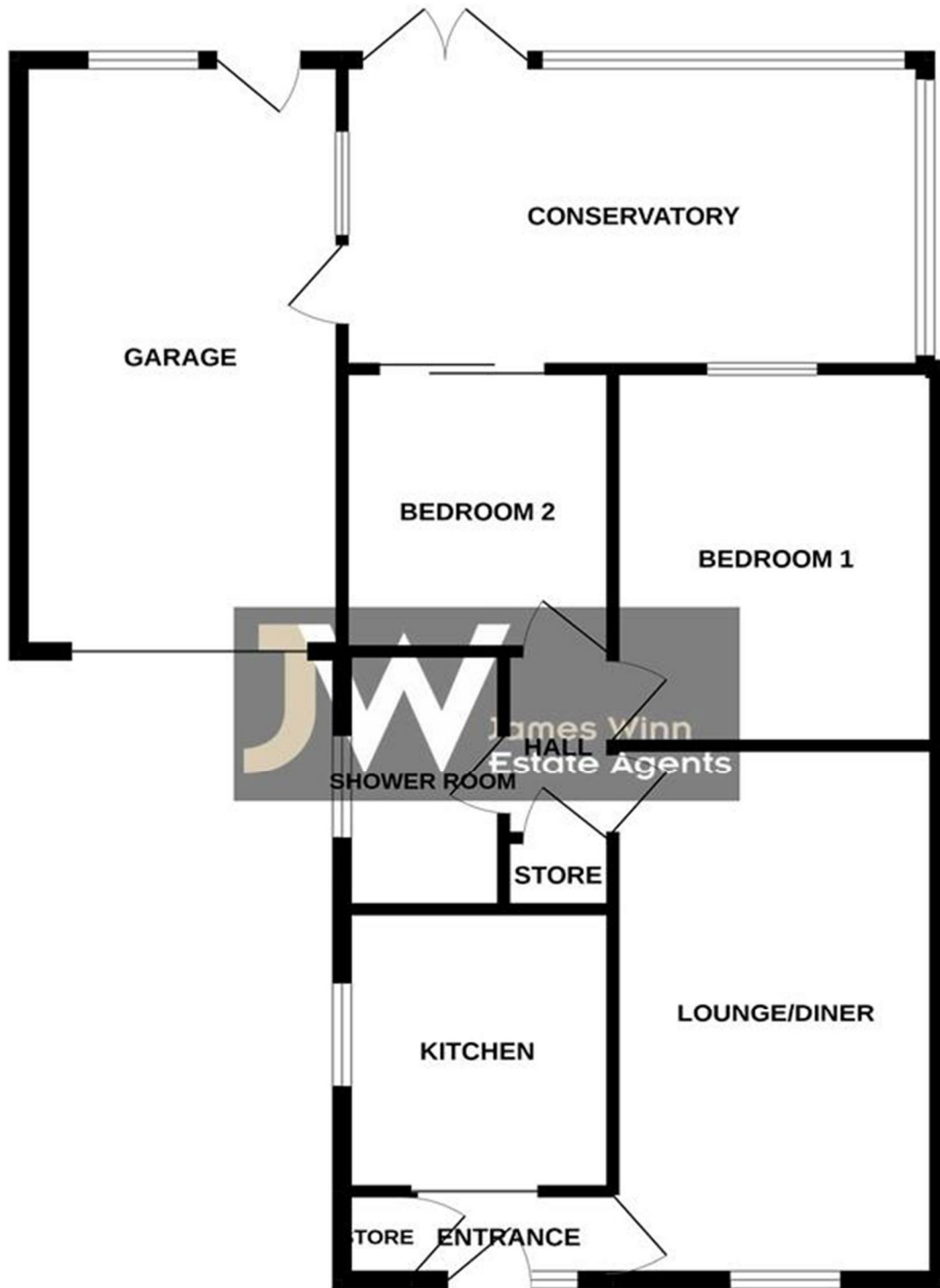
FREE VALUATION

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

FREEHOLD

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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