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7 Wisteria Park Gardens, Station Road Thirsk YO7 1TW

This spacious four bedroom semi-detached property in a prime location in Thirsk must be seen to be appreciated. Situated on a new-build development of just 11 premier properties and a short walk from Thirsk town centre the property is ideally situated to take in the market place, train station and nearby racecourse too. Over two floors the modern accommodation comprises of an entrance hall, a cloakroom/W.C., a large lounge with brick fireplace & patio doors to the garden, a rear hall with space for a workstation or utility room, a modern dining kitchen with integrated appliances, Quartz work surfaces & dual aspect windows, a first floor landing, a master bedroom with en-suite shower room, three further good sized bedrooms and a house bathroom/W.C.. To the exterior of the property there are front & rear gardens (the rear being south facing) and a driveway providing off street parking leading to the single garage. With the added benefits of gas central heating, UPVC double glazing, sash windows and remainder of the 10 year LABC warranty viewing is highly recommended to appreciate the size, location and finish of the accommodation on offer. EPC rating B, council tax band E.

£400,000

LOCATION

Situated on a new development of just 11 houses, set back from the road. The development is comprised of four semi-detached properties, four townhouses and three different sized detached properties. The location opposite the racecourse and between the Market Place & train station is arguably one of the prime locations in Thirsk. The property has superb access to all the amenities Thirsk has to offer including three supermarkets, racecourse, a selection of primary schools, well regarded high school, twice weekly market, train station, leisure centre, doctors surgeries and cinema. The surrounding area of Thirsk caters for a huge number of hobbies with fishing lakes & golf courses naming a few. For those who enjoy walking, cycling & the outdoors the stunning, natural beauty spots of the North York Moors & Yorkshire Dales are both easily accessed from Thirsk. 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 Station Road proceed past Tesco and the racecourse to where the development is located on the left hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With entrance door & double glazed window above to the front elevation, staircase to the first floor and radiator.



CLOAKROOM/W.C.

With low level W.C., pedestal wash hand basin. ceramic tiled floor, radiator and extractor fan.



LOUNGE

24'6 x 12'7 (7.47m x 3.84m)

With double glazed sash window to the front elevation, double glazed sliding patio door to the rear garden, feature brick fireplace, telephone & television points and radiator.



REAR HALL/UTILITY ROOM

Large rear hall with space for a workstation, double glazed door to the rear elevation, boiler and large understairs cupboard.



DINING KITCHEN

24'6 x 11 (7.47m x 3.35m)

Including a modern fitted range of wall and base units incorporating Quartz work surfaces, recessed one and a half bowl sink unit with mixer taps over, integrated electric double oven & hob, extractor hood & light, dishwasher, washer/dyer, fridge freezer, underlighting, tiled splashback, spotlights, ceramic tiled floor, television point, radiator and double glazed sash windows to the front & rear.



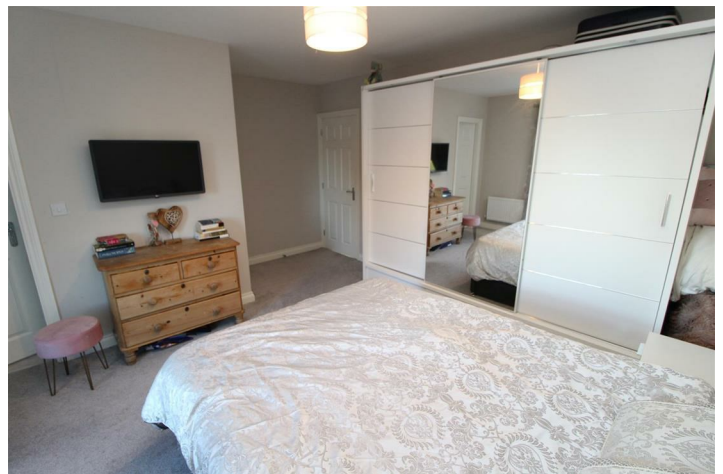
FIRST FLOOR LANDING

With loft access and radiator.

MASTER BEDROOM

15 x 13'10 max (4.57m x 4.22m max)

With double glazed sash window to the front elevation, television point and radiators.



EN-SUITE SHOWER ROOM

Including a modern three piece suite comprising of a step in shower cubicle, pedestal wash hand basin, low level w.c., tiled walls, vertical heated towel rail, extractor fan, tiled floor, spotlights, storage cupboard and double glazed sash window to the front elevation.



BEDROOM

13'10 x 12'10 (4.22m x 3.91m)

With double glazed sash window to the front elevation, television point and radiator.



BEDROOM

12'7 x 10'4 max (3.84m x 3.15m max)

With double glazed sash window to the rear elevation, television point and radiator.



BEDROOM

10'4 x 10'3 (3.15m x 3.12m)

With double glazed sash window to the rear elevation, television point and radiator.



HOUSE BATHROOM/W.C.

Including a modern three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level w.c., tiled walls, vertical heated towel rail, extractor fan, tiled floor, spotlights and double glazed sash window to the rear elevation.



EXTERIOR

FRONT GARDEN

To the front of the property there is a lawned garden with flower bed, outside light and path leading to the front door.



REAR GARDEN

To the rear of the property there is an enclosed garden laid to lawn with walled, hedged & fenced boundaries, patio area, outside tap and outside light.



DRIVEWAY & GARAGE

Lengthy driveway providing off street parking leading to the garage with up & over door.

VIEWING

Viewing is Strictly By Appointment Only.

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.

MORTGAGE ADVICE

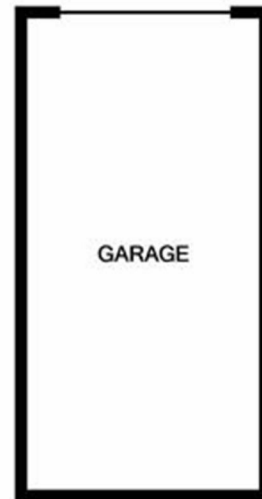
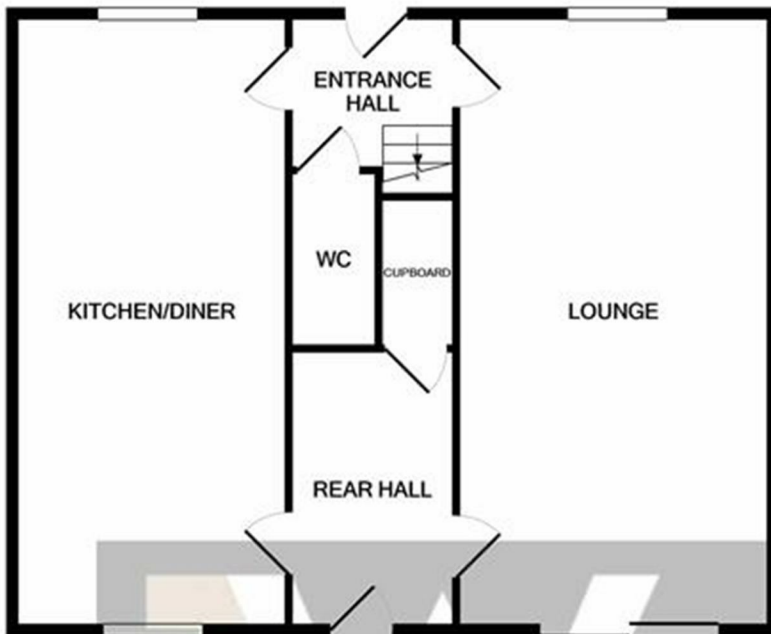
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FREEHOLD

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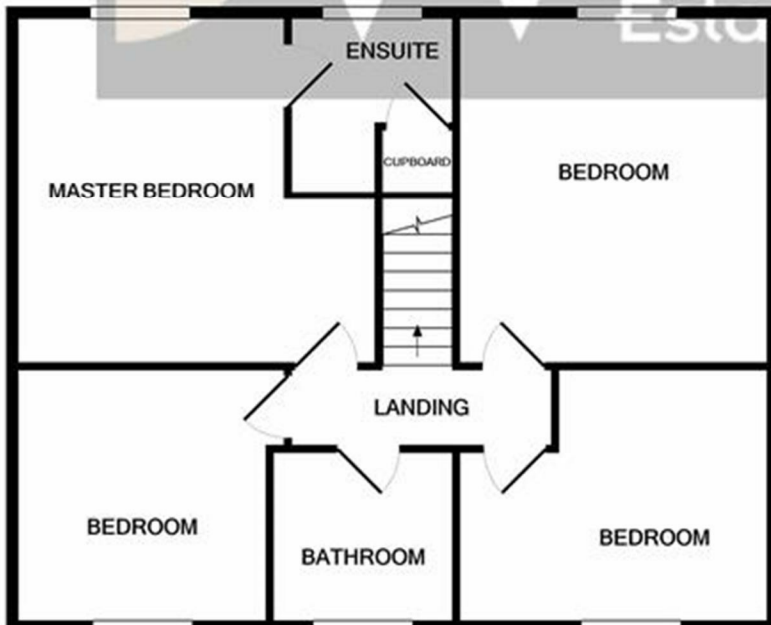
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GROUND FLOOR
APPROX. FLOOR
AREA 928 SQ.FT.
(86.2 SQ.M.)

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1ST FLOOR
APPROX. FLOOR
AREA 741 SQ.FT.
(68.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1669 SQ.FT. (155.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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