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20 Edgar Drive, Thirsk YO7 1TY

Situated on the sought-after Bellway development, a stone's throw from Thirsk Market Place & train station, this executive four-bedroom detached home on Edgar Drive offers plentiful accommodation over two levels, benefitting from a beautiful south-facing rear garden. On entering via the front door, into a bright hallway, the living room is generously spaced, neutrally decorated, and benefits from window to the front. The kitchen diner spans the width of the whole home, with French doors and rear aspect window welcoming natural light, featuring an array of wall and base units, tiled flooring, integrated appliances including dishwasher and 70/30 fridge freezer, NEFF oven and warming tray, and wood-effect worktops. A separate utility room runs off of the kitchen, with external door and plumbing for washing machine and tumble dryer. A practical study space is located to the opposite side of the hallway, with window to the front aspect. Furthermore, there is a downstairs W.C. To the first floor, the primary bedroom is 18' long, with the benefit of a stylish three-piece en-suite with walk-in shower, wash hand basin and W.C. The secondary bedroom features an alcove for freestanding furniture, and a built-in storage closet. The third bedroom sits to the rear with alcove for freestanding furniture and window overlooking the garden, whilst the fourth bedroom is currently used as a study/office. The bathroom is a modern three-piece suite consisting of panelled bathtub with shower over, wash hand basin and W.C. Externally, the rear garden is private and south-facing, with raised patio seating, lawned area and paved pagoda to the end. The solar panels will be sold with the property, facing the south aspect. The driveway provides off-street parking for several vehicles, whilst the single garage can be accessed both via the front roller door and side door. Furthermore, this home benefits from the remainder of a ten year NHBC guarantee.

Council Tax Band - E / EPC Rating - B

£435,000

LOCATION

Situated within walking distance of the town centre & train station on a recently built development. 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 Westgate proceed to the mini roundabout and take the 3rd exit onto Station Road. Proceed over the next mini roundabout, turning left onto Edgar Drive. Follow this road to the left, where the property is located immediately on your right.

THE ACCOMMODATION



LIVING ROOM

17'2" x 11'3" (5.25m x 3.45m)

The living room is generously spaced, neutrally decorated, and benefits from window and radiator to the front.



KITCHEN DINER

25'10" x 11'0" (7.89m x 3.37m)

The kitchen diner spans the width of the whole home, with French doors and rear aspect window welcoming natural light, featuring an array of wall and base units, tiled flooring, integrated appliances including dishwasher and 70/30 fridge freezer, NEFF oven and warming tray, and wood-effect worktops.



STUDY

9'4" x 7'0" (2.85m x 2.14m)

A practical study space is located to the right side of the hallway, with window and radiator to the front aspect.



UTILITY ROOM

7'0" x 5'3" (2.14m x 1.61m)

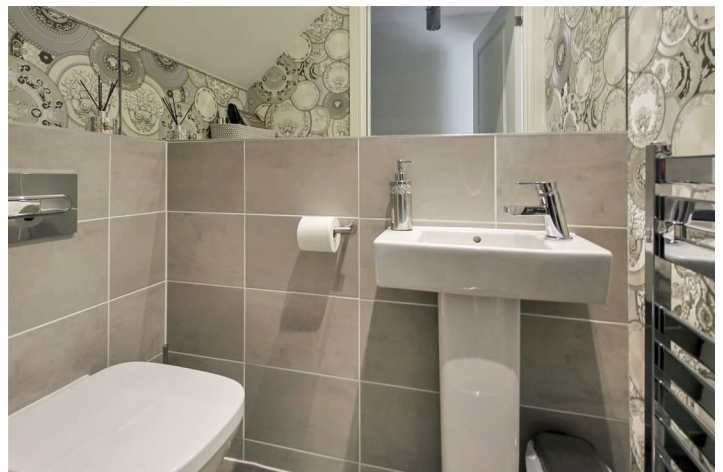
A separate utility room runs off of the kitchen, with external door and plumbing for washing machine and tumble dryer, further worktop space and wall and base units.



DOWNSTAIRS W.C.

5'3" x 2'10" (1.61m x 0.88m)

A downstairs W.C. with wash hand basin, tiled splashbacks.



PRIMARY BEDROOM

18'4" (at max) x 11'3" (5.61m (at max) x 3.45m)

The primary bedroom is 18' long, with window and radiator to front aspect.



EN-SUITE

8'2" x 4'7" (2.51m x 1.41m)

a stylish three-piece en-suite with walk-in shower, tiled walls and wash hand basin and W.C.



BEDROOM 2

14'6" (at max) x 12'5" (4.44m (at max) x 3.81m)

The secondary bedroom features an alcove for freestanding furniture, and a built-in storage closet. Window and radiator to front aspect.



BEDROOM 3

11'3" x 11'0" (3.45m x 3.37m)

The third bedroom sits to the rear with alcove for freestanding furniture and window and radiator overlooking the rear garden.



BEDROOM 4

9'10" x 9'2" (3.02m x 2.81m)

The fourth bedroom is currently used as a study/office with window to front aspect.



BATHROOM

7'2" x 6'3" (2.19m x 1.91m)

The bathroom is a modern three-piece suite consisting of panelled bathtub with shower over, part-tiled walls, wash hand basin and W.C.



EXTERNAL

Externally, the rear garden is private and south-facing, with raised patio seating, lawned area and paved, Indian sandstone pagoda to the end. The solar panels will be sold with the property, facing the south aspect. The driveway provides ample off-street parking for several vehicles, whilst the single garage can be accessed both via the front powered roller door and side door.



MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: £170 per annum for maintenance of communal grounds and playground.

WATER METER: Yes

PARKING ARRANGEMENTS: Private off-street parking, single garage.

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

DISCLAIMER

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.

VALUATION SERVICES

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 & FINANCIAL SERVICES

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.

VIEWING

Viewing is strictly on appointment basis.



TOTAL FLOOR AREA: 1442 sq.ft. (134.0 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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