



## 60 Long Street

Thirsk, YO7 1AU

Guide price £410,000



**\*\* EXTENDED 4 BED DOUBLE FRONTED DETACHED HOUSE \*\* TOWN CENTRE LOCATION \*\*** Extended and renovated to the rear of property | Fabulous dining kitchen with sliding doors onto rear garden | Two reception rooms | Spacious utility room | Downstairs cloakroom | Four double bedrooms | Master bedroom with en-suite | Bedroom with dressing room | Modern family bathroom | Private enclosed rear garden | Detached double Garage | Private driveway

The house provides a unique combination of a period, character property with a spacious and modern two storey extension to the rear. It comprises of an entrance hall, lounge, family room, spacious dining kitchen, utility room, and downstairs cloakroom. Stairs from the entrance hall lead up to the first floor accommodation, which provides a master bedroom with en-suite, three further double bedrooms, dressing room, and a good sized modern family bathroom. Outside, double wooden gates open onto a private driveway leading to a detached double garage and an enclosed rear garden.

The property has been extended and renovated and benefits from gas central heating and uPVC double glazing. The house is within walking distance of the town centre and local amenities.



### Entrance Hall

Hardwood door opens into entrance hall. Stairs lead up to first floor accommodation. Separate stripped pine doors open into lounge and family room.

### Lounge

13'5" x 11'6" (4.11 x 3.51)

Double glazed window to front elevation. Fireplace with gas coal effect fire with marble inlay and hearth and wood surround. Exposed ceiling beam. Radiator. TV point.

### Family Room

11'6" x 9'3" (3.51 x 2.82)

Double glazed window to front elevation. Built-in cupboards. Door opens into spacious under stairs cupboard providing useful storage space. Stripped pine doors opens into,

### Dining Kitchen

27'2" x 15'6" (8.30 x 4.74)

Fitted in an extensive range of modern white and burgundy base and wall mounted units, including a large central island unit, with granite effect work surfaces. Rangemaster 110 with double electric oven and 5 ring gas hob and hotplate. Built-in automatic dishwasher. Built-in fridge and built in freezer. One and a half bowl stainless steel sink unit with mixer tap. Large double glazed sliding doors open onto patio area and enclosed rear garden. Two Velux windows. Inset ceiling lights. Vinyl wood effect flooring. Door opens into,

### Utility Room

12'4" x 7'1" (3.78 x 2.17)

Work surface with stainless steel sink unit and mixer tap. Recess underneath plumbed for automatic washing machine and space for tumble dryer. Doorway opening into separate storage area. uPVC double glazed window to side elevation. uPVC double glazed door opens onto patio and rear garden. Door opens into,

### Downstairs Cloakroom

Wash hand basin. Low level WC. uPVC double glazed window to rear elevation.

### First Floor Landing

Stairs from entrance hall lead up to first floor accommodation. Separate doors open into four double bedrooms and a family bathroom.

### Master Bedroom

13'6" x 11'7" (4.12 x 3.54)

Double glazed window to front elevation. Radiator. Door opens into,

### En-Suite

Modern suite comprising of walk-in shower cubicle with large chrome fixed shower head and separate attachment; wash hand basin on vanity unit with cupboard below; and low level WC. Chrome ladder style towel rail/radiator. Electric wall mounted mirror. uPVC double glazed window to side elevation.

### Bedroom Two

17'2" x 11'6" (max) (5.25 x 3.53 (max))

Double glazed window to side elevation. Radiator. Door opens into,

### Dressing Room

6'2" x 5'2" (1.88 x 1.58)

uPVC double glazed window to side elevation.

### Bedroom Three

11'6" x 10'8" (3.52 x 3.27)

Double glazed window to front elevation. Built-in over stairs cupboard. Radiator.

### Bedroom Four

9'5" x 7'11" (2.88 x 2.42)

Double glazed window to side elevation.

### Family Bathroom

9'1" x 8'0" (2.77 x 2.46)

Modern bathroom suite in white comprising of corner shower cubicle with sliding doors, panelled bath, pedestal hand wash basin, and low level WC. Chrome ladder style towel rail/radiator. Partly tiled. Vinyl tiled effect flooring. Extractor fan. uPVC double glazed window to rear elevation.

### Double Garage

Double wooden doors. Power and light.

### Outside

Double wooden gates open onto a spacious driveway offering ample parking and leading to a detached double garage with power and light. The rear garden is partly laid to lawn with a raised flower bed down one side. There is a raised decking area at the bottom of the garden with a wooden pergola. There is also a gravelled patio area near to the house. There are brick wall boundaries to both side of the garden and a fenced boundary at the bottom of the garden providing a good degree of privacy. To the front of the property is ample off road parking.

## Area Map

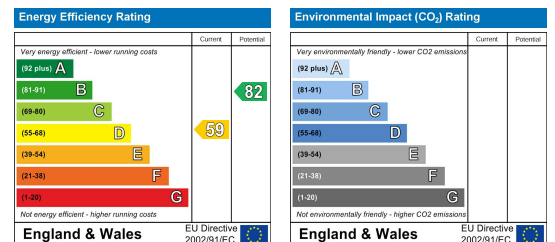


## Floor Plans



Sizes are shown as a guide. Plans produced using Plans.

## Energy Efficiency Graph



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