



18 Percy Drive

Thirsk, YO7 1TL

Guide price £270,000



**** WELL PRESENTED 4 BED TOWNHOUSE ** NO CHAIN **** Newly decorated | Spacious lounge | Dining kitchen with patio doors onto garden | Two double bedrooms | Ensuite | Built-in Hammond wardrobes | Downstairs cloakroom | Enclosed rear garden | Integral garage | Off road parking | Well located for town centre

This is a well presented 4 bed townhouse in a popular residential area providing good family accommodation. The accommodation is on three levels and comprises of an entrance hall leading into a dining kitchen with a downstairs cloakroom off the hallway. Stairs from the entrance hall lead to a first floor landing leading into lounge, family bathroom, and bedroom. Stairs from the landing lead to a second floor landing with three further bedrooms, one of which has an en-suite.

Outside there is an enclosed rear garden mainly laid to lawn with artificial turf. To the front of the property is an integral garage with parking area in front.

The property benefits from gas central heating and uPVC double glazing.

Situated in a sought after residential area providing good access to Thirsk town centre and local amenities.



Entrance Hall

Composite front door leads into entrance hall. Ceramic tiled floor with carpeted mat well. Radiator. Smoke alarm. Wall mounted electric fuse box. Separate doors from the hallway lead into,

Dining Kitchen

14'9" x 12'5" (4.50 x 3.79)

uPVC double glazed window overlooking garden. uPVC patio doors open onto rear garden. Fitted kitchen with selection of base and wall units in light oak effect. Indesit automatic dishwasher. Montpellier washer dryer. One and a half bowl stainless steel sink unit with mixer tap, part tiled splashbacks, and granite effect work surfaces. Built-in Indesit electric oven with four ring gas hob and stainless steel extractor hood over. Inset spot lights. Ceramic tiled floor. Radiator.

Downstairs Cloakroom

Low level WC. Pedestal hand wash basin. Ceramic tiled floor. Radiator. Extractor fan.

First Floor Landing

Stairs from hallway leading to first floor accommodation. Built in airing cupboard housing hot water tank. Radiator. uPVC double glazed window to front elevation. Smoke alarm. Separate doors leading to,

Lounge

14'10" x 13'5" (4.54 x 4.09)

Two uPVC double glazed windows to rear elevation. Radiator. TV and telephone points.

Family Bathroom

8'1" x 5'6" (2.48 x 1.70)

White three piece suite comprising of panelled bath, pedestal hand wash basin, and low level WC. Partly tiled walls. Radiator. Inset spotlights. Shaver point. Wood effect vinyl flooring.

Bedroom Three

8'1" x 8'1" (2.48 x 2.48)

uPVC double glazed window to front elevation. Radiator. Built-in Hammond wardrobe in off white with gloss finish.

Second Floor Landing

Stairs from landing lead to second floor accommodation. Built in cupboard for storage. Loft hatch providing access to roof space. Smoke alarm. Separate doors leading into,

Main Bedroom

14'0" x 11'2" (max) (4.28 x 3.42 (max))

uPVC double glazed window to front elevation. Built in Hammond wardrobes in off white with gloss finish. Radiator. Door leading into,

En-suite

6'2" x 6'0" (1.88 x 1.84)

Shower cubicle with folding door opening onto shower. Low level WC. Pedestal wash hand basin. Partly tiled walls. Inset spotlights. uPVC double glazed window to front elevation. Radiator. Extractor fan. Shelf area. Wood effect vinyl flooring.

Bedroom Two

13'4" x 8'3" (4.08 x 2.54)

uPVC double glazed window to rear elevation. Radiator. Built in Hammond wardrobe in off white with gloss finish.

Bedroom Four

10'0" x 6'3" (3.06 x 1.93)

uPVC double glazed window to rear elevation. Radiator.

Integrated Garage

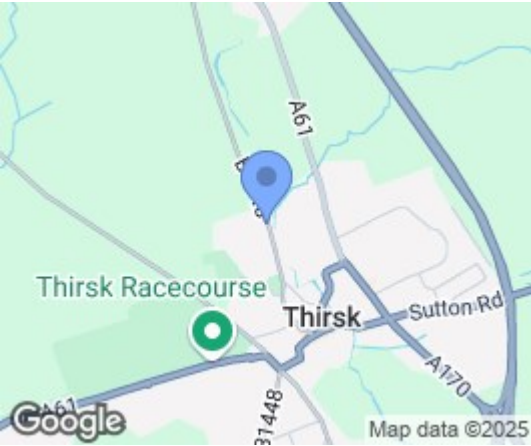
16'5" x 8'0" (5.01 x 2.46)

Up and over door. Power supply and light.

Outside

Canopy over front door. Outside light. Outside tap. Gas and electric meter boxes. Car standing space. Low level brick boundary wall with wrought iron railings. Shared access to front of properties. To the rear of the property is an enclosed garden mainly laid to lawn with artificial turf. Paved patio area. Fenced bounaries. Rear wooden back gate provides pedestrian access to street and to bin storage. Outside light.

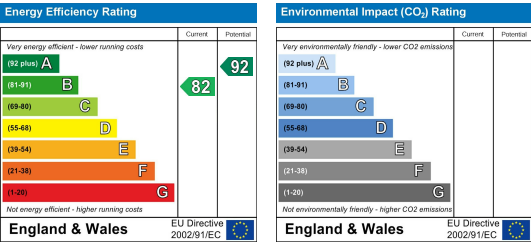
Area Map



Floor Plans



Energy Efficiency Graph



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