



12 Percy Drive

Thirsk, YO7 1TL

Guide price £249,950



**** MODERN 3 BED TOWN HOUSE ** NO CHAIN **** Dining kitchen | Lounge with patio doors onto rear garden | Downstairs cloakroom | Master bedroom with spacious en-suite | Fitted wardrobes | Open views to front | Enclosed rear garden with summerhouse | Separate garage with parking | Well located for town centre

The property is a 3 bed town house in a popular residential area within walking distance of the town centre and close proximity to local schools. The house provides excellent family accommodation on three levels and comprises of an open plan hall area, a dining kitchen, a downstairs cloakroom, and a good sized lounge with patio doors opening onto an enclosed rear garden on the ground floor. Stairs from the entrance hall lead to a first floor galleried landing opening into two bedrooms and a family bathroom. Stairs from the first floor landing lead to the master bedroom with spacious en-suite.

Outside there is an enclosed rear garden with a patio area, an artificial lawned area, and a summerhouse. A gate from the rear garden leads to a garage with a parking space outside.

To the front of the property is a small area with a low level wall and iron railings and with open views beyond.

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



Hall Area

Entrance door leads into open plan hall area door opening into storage cupboard and housing fuse box. Radiator. Ceramic floor tiles. Opens into,

Dining Kitchen

16'7" x 9'8" (max) (5.08 x 2.97 (max))

Fitted with a selection of wood effect base and wall units with grey worktops and tiled splashbacks. Wall cupboard housing combi boiler. One and a half bowl stainless steel sink unit with mixer tap. Four ring AEG gas hob with stainless steel extractor hood over and built in electric Smeg oven. Ceramic floor tiles. Radiators. uPVC double glazed window to front elevation. Panelled door opening into storage cupboard housing fusebox. Separate panelled doors opening into lounge and downstairs cloakroom.

Lounge

13'9" x 12'10" (4.20 x 3.92)

uPVC double glazed patio doors opening onto enclosed rear garden. Feature fireplace with marble effect mantle and hearth and housing coal effect electric fire. Laminate flooring. Radiator. TV and telephone points.

Downstairs Cloakroom

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

First Floor Landing

Stairs from hall area lead up to first floor landing. uPVC double glazed window to front elevation. Smoke alarm. Radiator. Separate panelled doors leading to,

Bedroom Two

12'10" x 12'5" (3.92 x 3.79)

uPVC double glazed window to rear elevation. Radiator. Built-in wardrobes with separate dressing table area with drawers and cupboard space.

Bedroom Three

11'0" x 6'2" (3.36 x 1.89)

uPVC double glazed window to front elevation. Radiator.

Family Bathroom

White three piece suite comprising of panelled bath, pedestal hand wash basin, low level WC. Partly tiled walls. Ladder style radiator. Extractor fan. Wood effect vinyl flooring.

Second Floor Landing

Stairs from landing lead to second floor landing. Radiator. Smoke alarm. Panelled door leading into,

Main Bedroom

12'10" x 11'4" (max) (3.93 x 3.47 (max))

Two velux windows to rear elevation. Radiator. Built-in cupboard with shelving providing ample storage. Built in wardrobes. Access to roof space. Panelled door into,

En-suite

9'2" x 7'3" (max) (2.81 x 2.23 (max))

Walk-in shower cubicle with electric Triton shower. Low level WC. Pedestal wash hand basin. Partly tiled walls. Extractor fan. Radiator. Tiled floor. uPVC dormer style double glazed window to front elevation.

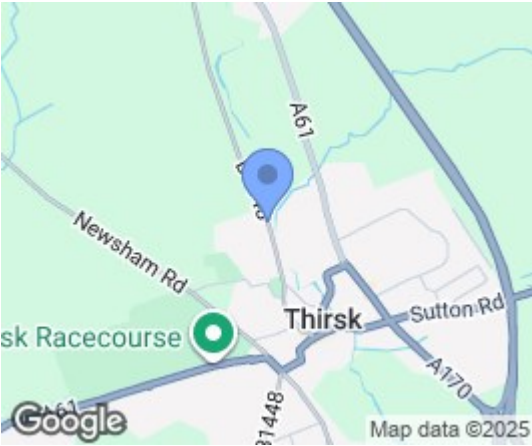
Garage

Up and over door. Parking space in front of garage.

Outside

To the front of the property is a small area with footpath to entrance door. Bordered by low level brick wall with wrought iron railings. Open views beyond. Gas and electric meter boxes. Outside light. To the rear of the property is an enclosed garden with a paved patio area for entertaining. Partly laid to lawn with artificial lawn. Wooden summerhouse. Fenced boundaries with gate for access to brick garage beyond rear garden.

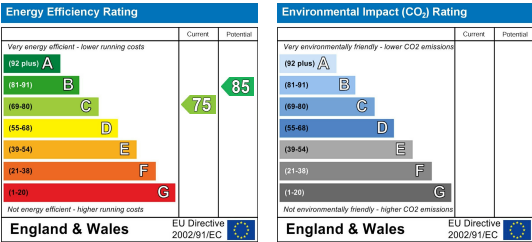
Area Map



Floor Plans



Energy Efficiency Graph



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