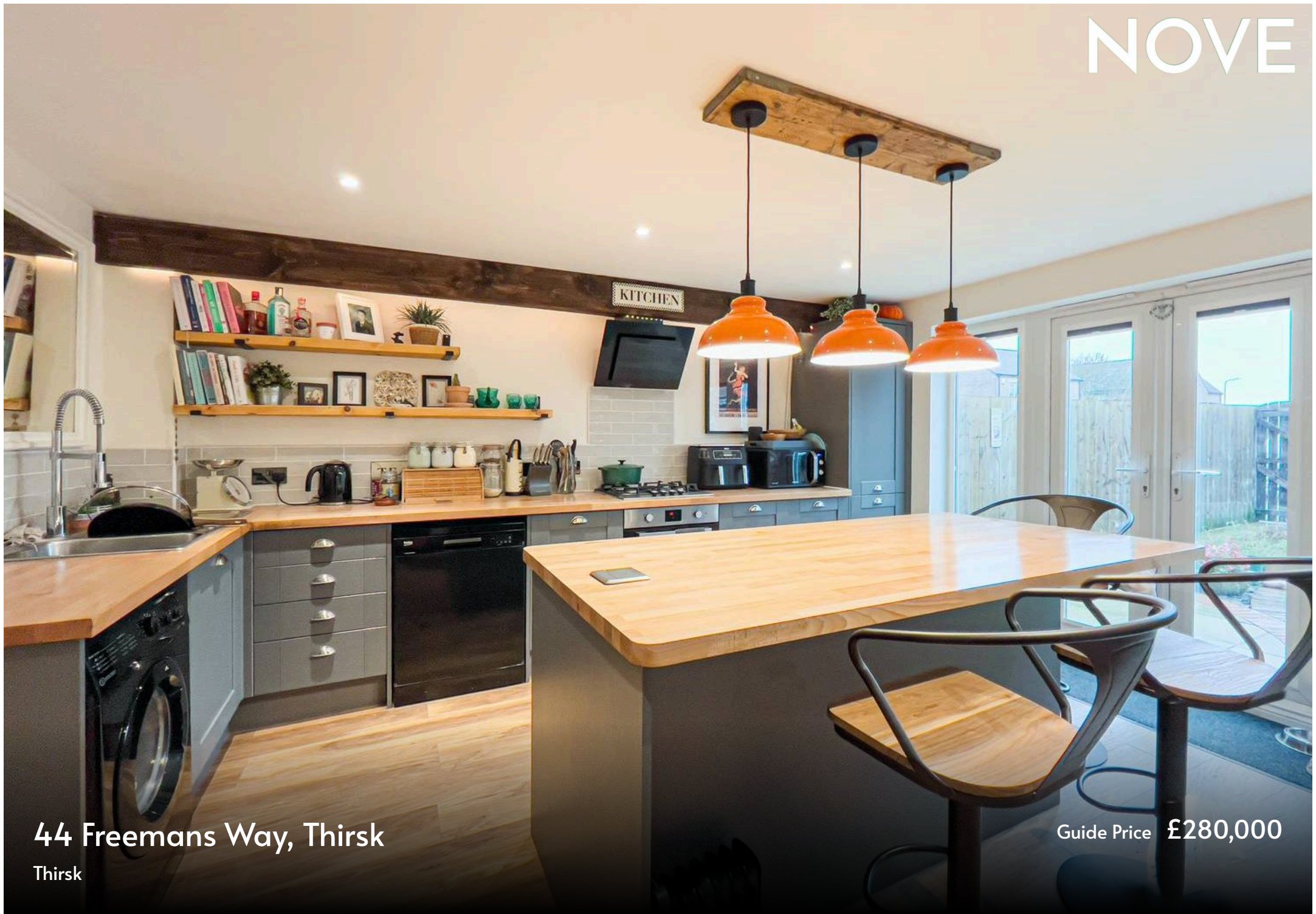


NOVE

44 Freemans Way, Thirsk

Thirsk

Guide Price £280,000



44 Freemans Way

Thirsk, Thirsk

Nestled in a sought-after area, this charming 3-bedroom terraced townhouse showcases a blend of modern upgrades and cosy charm. Spread across three inviting storeys, this chain-free gem boasts the convenience of gas central heating and the added bonus of a garage, ideal for storage or sheltering your vehicle. The heart of the home, an upgraded kitchen, exudes contemporary flair and functionality, ready to inspire culinary delights.

The rear garden, a tranquil retreat, offers a serene escape with its lawned area, inviting raised decking, and a charming patio, perfect for unwinding or entertaining. Completing the outdoor ensemble, a versatile garage with an up and over door awaits, equipped with power and lighting for added convenience. Seize the opportunity to call this enchanting property your retreat, blending comfort, functionality, and style seamlessly.

Freemans Way, is an estate built in 2007, with a fantastic, central green space and small play park. The close proximity to Thirsk Racecourse, the Market Place and Supermarkets mean the property is ideally located for couples and families who need a close connection to the Towns local amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three Storey Townhouse
- Chain Free
- Gas Central Heating
- Garage
- Upgraded Kitchen





Entrance Hall

On entering the property you are welcomed into the entrance hall, with access to all downstairs rooms and stairs to first floor.

Dining Kitchen

14' 1" x 12' 11" (4.29m x 3.93m)

To the rear of the property the dining kitchen has double doors which open onto the garden. The kitchen is fitted with modern base and wall units including a large larder cupboard. The gas hob and electric oven are integrated. The large island offers seating with overhead downlighters.

Study

15' 1" x 7' 9" (4.60m x 2.37m)

To the front of the property this room is currently used as a study but would also make a great playroom or additional reception room.

Ground Floor Toilet

Situated under the stairs with toilet and basin.

Sitting Room

12' 11" x 12' 2" (3.93m x 3.71m)

To the first floor the large sitting room has wood effect flooring and overlooks the rear of the property and racecourse beyond.

Bedroom Three

11' 1" x 6' 2" (3.38m x 1.88m)

Situated to the first floor the third bedroom is single size.

House Bathroom

6' 2" x 5' 11" (1.88m x 1.80m)

The house bathroom is fitted with a bath with a overhead shower, toilet and basin.



Bedroom One

15' 0" x 12' 11" (4.57m x 3.93m)

Situated on the top floor with views to the rear, the main bedroom is carpeted, with a wall mounted radiator and double glazed uPVC window. The room benefits from full height ceilings and an ensuite shower room.

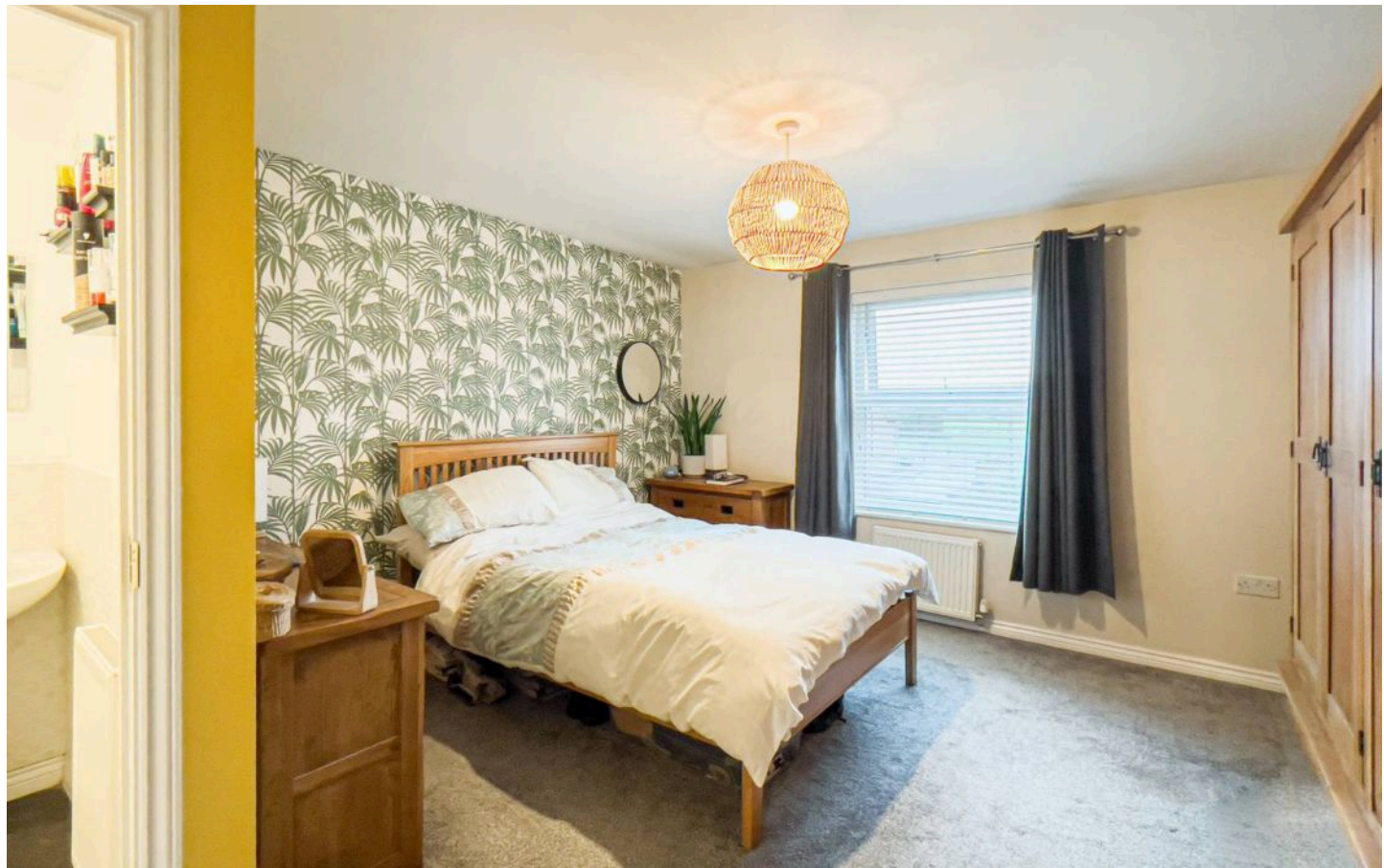
En Suite Shower Room

The ensuite shower room has a double size shower cubicle, basin and toilet.

Bedroom Two

11' 7" x 9' 5" (3.53m x 2.86m)

To the front of the property the second bedroom is a good size double, with some storage built in.



REAR GARDEN

To the rear of the house, with gated access to the driveway is an enclosed garden, consisting of lawned area, raised decking and a small patio.

GARAGE

Single Garage

Garage with up and over door to the front. The garage benefits from power and lighting.

DRIVEWAY

1 Parking Space

To the front of the garage is a private driveway.

ON STREET

Parking is available on the street with no restrictions.





Project 165

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Nove Property
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01845470047

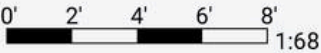
CREATED ON
2023-10-31

LOCATION
44 Freemans Way
YO7 1GF Thirsk
England
GB

DETAILS
Total area: 1122.69 sq ft
Living area: 1122.69 sq ft
Floors: 3
Rooms: 13

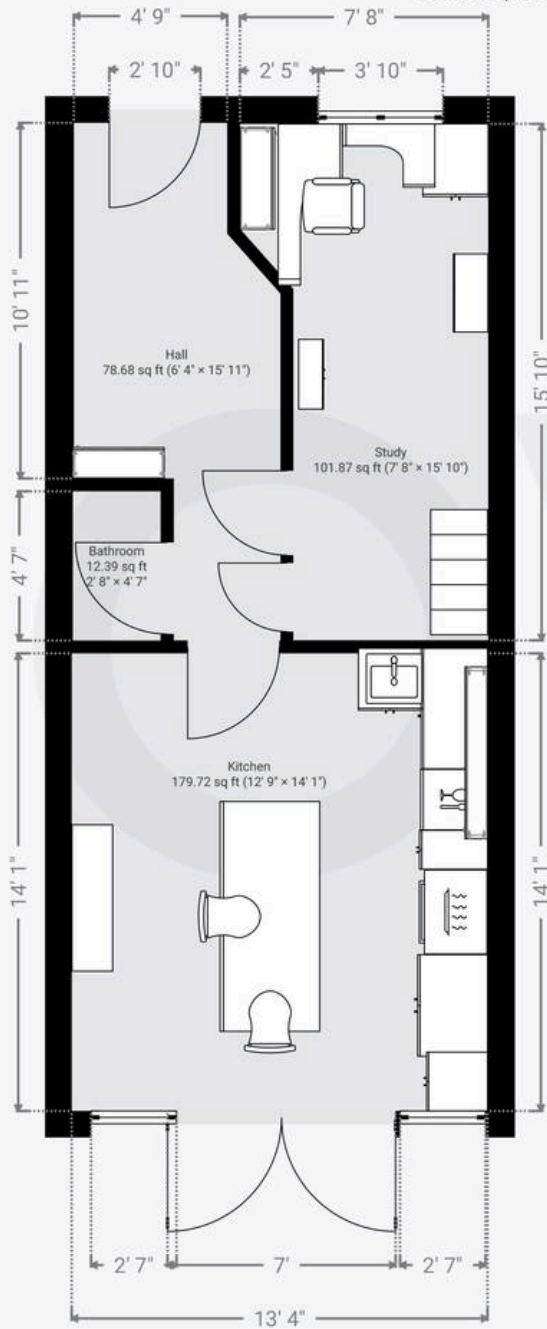
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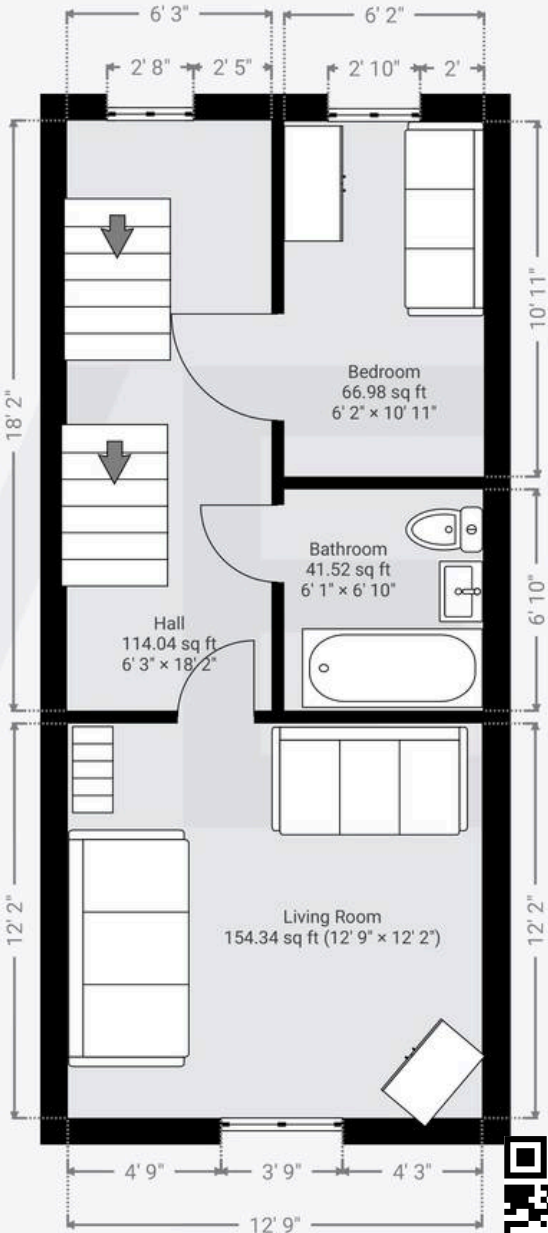
▼ Ground Floor

TOTAL AREA: 372.45 sq ft • LIVING AREA: 372.45 sq ft • ROOMS: 4



▼ 1st Floor

TOTAL AREA: 376.68 sq ft • LIVING AREA: 376.68 sq ft • ROOMS: 4





Project 165

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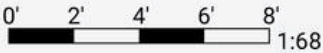
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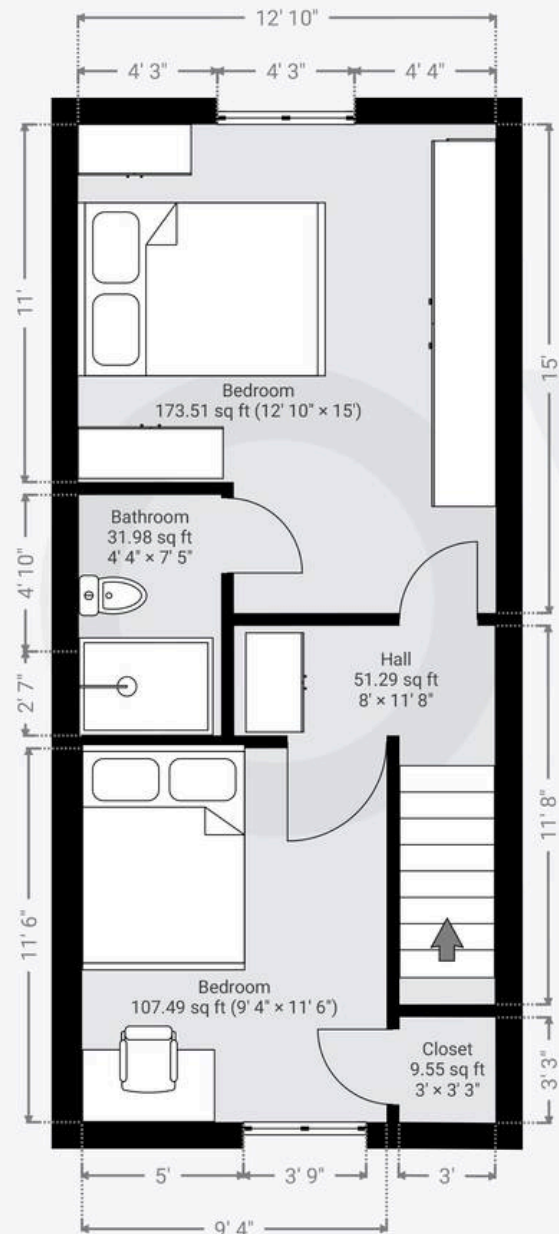
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▼ 2nd Floor TOTAL AREA: 373.56 sq ft • LIVING AREA: 373.56 sq ft • ROOMS: 5



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