



**8 Johnson Close**  
Thirsk, YO7 1UF

youngsRPS 

## 8 Johnson Close

Thirsk

YO7 1UF

Offers In Excess Of:

**£190,000**

A spacious, two double bedroom semi-detached house located on a quiet cul-de-sac within walking distance of Thirsk town centre. The property enjoys a large open plan living/dining room, kitchen, two bedrooms and house bathroom. Externally there are gardens to front and rear, off street parking and a single garage. An ideal property for first time buyers or property investors. Viewing recommended.

- Semi Detached House
- Two Double Bedrooms
- Gardens to front & rear
- Garage & off-street parking
- Cul-De-Sac location
- Within walking distance of town centre

**youngsRPS** 

Youngs - Northallerton 01609 773004





The property is accessed via a UPVC door into an entrance hallway with door into a spacious living/dining room. There is ample space for both a seating area and dining table and chairs. A bay window to the front allows light to flood in. The room also benefits from an under stairs cupboard and stairs rising to the first floor. The kitchen comprises white coloured wall and floor units, laminate worktops and a stainless steel sink and drainer. There is an integrated electric oven with extractor over, plumbing for a washing machine and space for a fridge freezer. The gas central heating boiler is housing in the corner of the room. Upstairs there are two double bedrooms, both boasting plenty of space for additional furniture. The family bathroom comprises a neutral suite including bath with shower over, pedestal wash hand basin and WC.

A UPVC door leads out from the kitchen into a low maintenance rear garden which is enclosed in timber fencing. There is a useful timber garden shed, gate leading to the side of the property and a single garage with up and over door, electric power and light.

**LOCATION** Johnson Close is a quiet cul-de-sac in Thirsk within walking distance of the town centre and close to the local school. Shops and leisure facilities are all available within the surrounding area. The A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate are available within easy access.

**SERVICES** Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

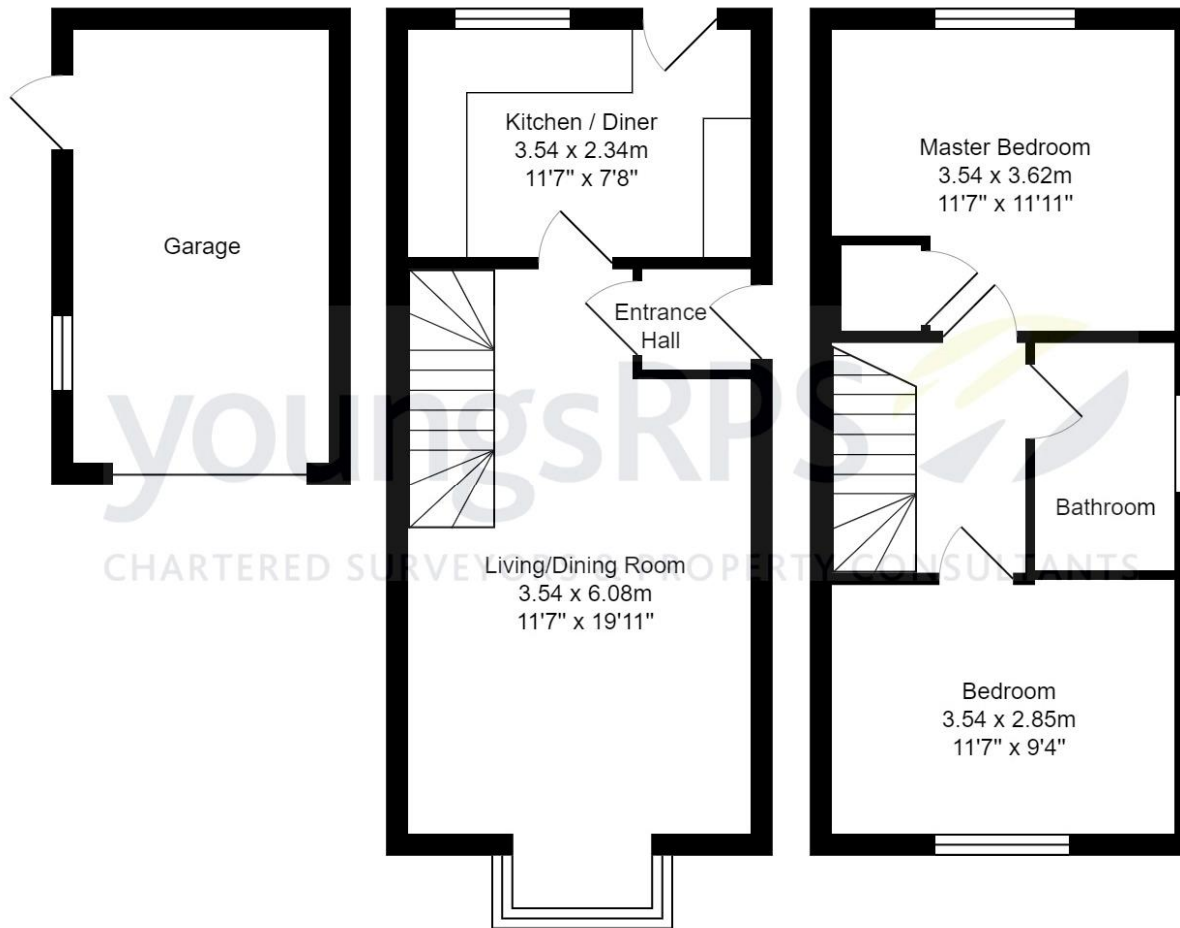
**VIEWINGS** Viewings are strictly by appointment. Please contact the agent on 01609 773004.

**TENURE** Freehold.

**CHARGES** North Yorkshire Council Tax Band B.

**AGENT'S NOTES** Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.





All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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