



22 Freemans Way

Thirsk, YO7 1GF

Guide price £265,000



**** WELL PRESENTED 4 BED TOWNHOUSE ** NO CHAIN **** Spacious lounge with patio doors onto walled rear garden | Two double bedrooms | Two ensuites | Built-in wardrobes | Downstairs cloakroom | Enclosed rear garden | Separate garage | Off road parking | Well located for town centre

This is a well presented 4 bed end terrace townhouse in a popular residential area providing good family accommodation. The accommodation is on three levels and comprises of an entrance hall with separate doors into a kitchen, a downstairs cloakroom, and a lounge. Stairs from the entrance hall lead to a first floor landing with separate doors into two single bedrooms, a double bedroom with ensuite, and a family bathroom. Stairs from the first floor landing lead to a second floor landing with access to a further double bedroom with an en-suite.

Outside there is an enclosed walled rear garden mainly laid to lawn with access down one side of the property leading to a small front garden. There is a separate garage accessed via a wooden gate at the bottom of the rear garden.



Entrance Hall

Composite front door leads into entrance hall. Vinyl wood effect flooring. Radiator. Smoke alarm. Wall mounted electric fuse box. Staircase with spindle bannister leading to first and second floor accommodation. Separate doors from the hallway lead into,

Lounge

15'11" x 15'5" (max) (4.86 x 4.70 (max))

uPVC double glazed doors open onto rear garden. uPVC double glazed window to rear elevation. Two radiators. TV and telephone points.

Kitchen

9'10" x 8'9" (3.00 x 2.69)

uPVC double glazed window to front elevation. Fitted kitchen with selection of white base and wall units with dark work surfaces and tiled splashbacks. One and a half bowl stainless steel sink unit with mixer tap. Built-in NEFF electric oven with four ring gas hob and stainless steel extractor hood over. Low level Bosch fridge. Recess plumbed for automatic washing machine. Wall cupboard housing wall combi gas boiler. Tiled floor. Radiator.

Downstairs Cloakroom

Low level WC. Pedestal hand wash basin. Radiator. Vinyl wood effect flooring.

First Floor Landing

uPVC double glazed window to front elevation. Smoke alarm. Staircase with spindle bannister leading to second floor accommodation. Separate doors leading to,

Bedroom Two

9'11" x 9'2" (3.04 x 2.80)

uPVC double glazed window to front elevation. Built in wardrobes with shelving and hanging rail. Radiator. Door leading into,

En-suite

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

Bedroom Three

8'10" x 8'1" (2.70 x 2.48)

uPVC double glazed window to rear elevation. Built in wardrobes with shelving and hanging rail. Radiator. Wooden flooring.

Bedroom Four

8'10" x 7'0" (2.70 x 2.15)

uPVC double glazed window to rear elevation. Radiator. Wooden flooring.

Family Bathroom

Three piece suite comprising of panelled bath, pedestal hand wash basin, and low level WC. Partly tiled walls. Radiator. Extractor fan. Patterned vinyl flooring.

Second Floor Landing

Built in cupboard housing hot water cylinder. uPVC double glazed window to side elevation. Radiator. Smoke alarm. Access to roof space via loft hatch. Door opens into,

Bedroom One

13'6" x 9'4" (max) (4.14 x 2.85 (max))

Velux window to front elevation. Built in wardrobe with shelving and hanging rail. Radiator. Door leading into,

En-suite

Shower cubicle with folding door opening onto shower. Low level WC. Pedestal wash hand basin. Partly tiled walls. Velux window to rear elevation. Radiator. Extractor fan. Patterned vinyl flooring.

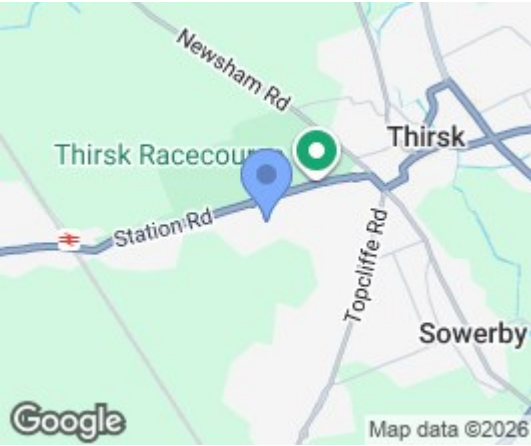
Garage

Up and over door. Located to rear of property beyond rear garden with a parking space in front of garage.

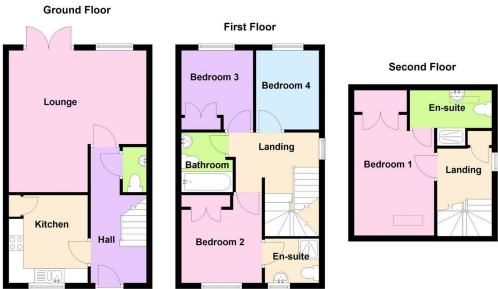
Outside

Enclosed rear garden mainly laid to lawn. Walled boundary with fenced boundary to neighbouring property. Footpath leading to wooden garden gate at bottom of garden opening onto garage and parking space. Further wooden gate opens onto one side of the property leading to front of property and providing bin storage. Small lawned area to the front of the house with low level brick wall and iron railings. Outside tap. Footpath leading to front door.

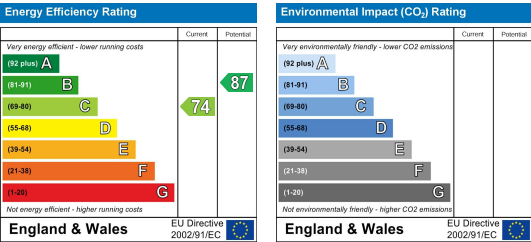
Area Map



Floor Plans



Energy Efficiency Graph



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