

HUNTERS[®]

HERE TO GET *you* THERE



Wisteria Park Gardens

Thirsk, YO7 1TW

Asking Price £440,000



Council Tax: E



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Entrance Hall

Accessed via a composite door and with doors off to the living room, dining kitchen and cloakroom.

Cloakroom/W.C.

Fitted with white suite comprising; wash hand basin and low flush WC. Ceramic tiled floor. Central heating radiator.

Lounge

24'8 x 12'7 (7.52m x 3.84m)

Dual aspect room with double glazed sash window to the front elevation and double glazed sliding patio door opening to the rear garden. Attractive feature brick fireplace, T.V aerial and telephone points and central heating radiator.

Utility/Boot Room

11'2 x 6'8 (3.40m x 2.03m)

A useful space for outdoor wear, with door from rear garden and ceramic tiled floor. Wall mounted gas central heating boiler. Door to good sized under-stair store cupboard.

Dining Kitchen

24'7 x 11' (7.49m x 3.35m)

A dual aspect room with double glazed sash windows to both the front and rear elevation. The kitchen is fitted with a range of modern, high gloss wall and floor mounted units with quartz work-surfaces. Integrated appliances include; electric double oven, induction hob with extractor over, fridge freezer, dishwasher and washer dryer. The dining area offers ample space for both dining and seating, with ceramic tiled floor continued from kitchen. Two central heating radiators and door to boot room.

First Floor Landing

With loft access and radiator.

Bedroom One

15'1 x 13'10 (4.60m x 4.22m)

With double glazed sash window to the front elevation, TV aerial point and central heating radiator.

En-Suite Shower Room

White suite comprising; wash hand basin, low flush WC and shower in cubicle. Tiling to walls. Chrome heated towel rail. Extractor.

Bedroom Two

13'10 x 12'10 (4.22m x 3.91m)

With double glazed sash window to the front elevation, TV aerial point and central heating radiator.

Bedroom Three

12'10 x 10'4 (3.91m x 3.15m)

With double glazed sash window to the rear elevation, TV aerial point and central heating radiator.

Bedroom Four

11'3 x 10'6 (3.43m x 3.20m)

With double glazed sash window to the rear elevation, TV aerial point and central heating radiator.

House Bathroom

White suite comprising; wash hand basin, low flush WC and panelled bath with shower over. Double glazed window to rear elevation and wall mounted heated towel rail.

Front Garden

To the front of the property there is a lawned garden with attractive flower bed, pathway leading to the front door and external lighting.

Rear Garden

The rear garden is fully enclosed and mainly laid to lawn with walled, hedged & fenced boundaries. Paved patio area with tap and light.

Driveway & Garage

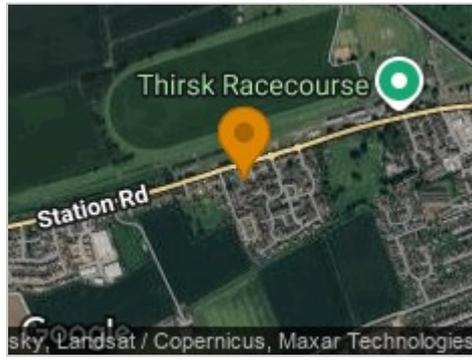
Single width driveway providing off street parking for three cars leads to the single garage with up & over door, light and power.



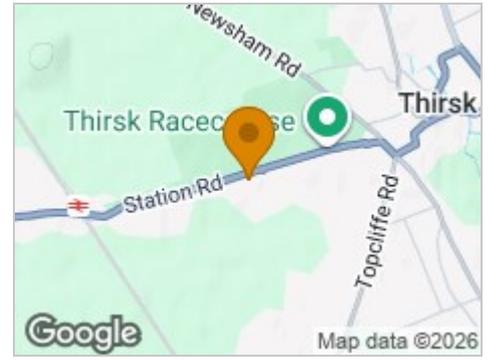
Road Map



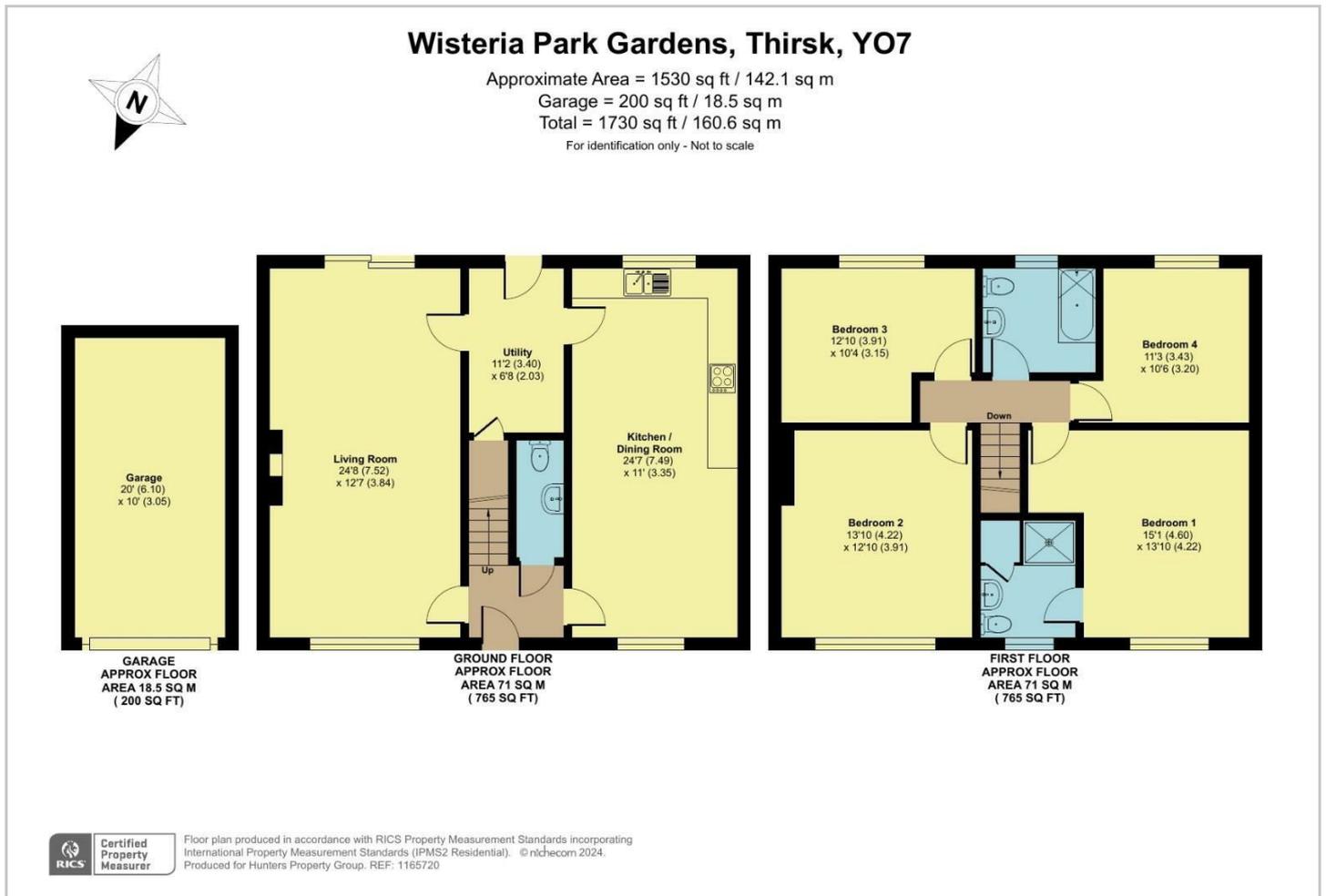
Hybrid Map



Terrain Map



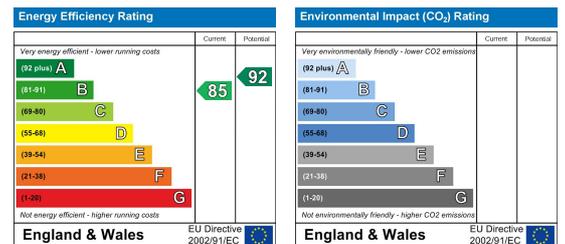
Floor Plan



Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.