

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



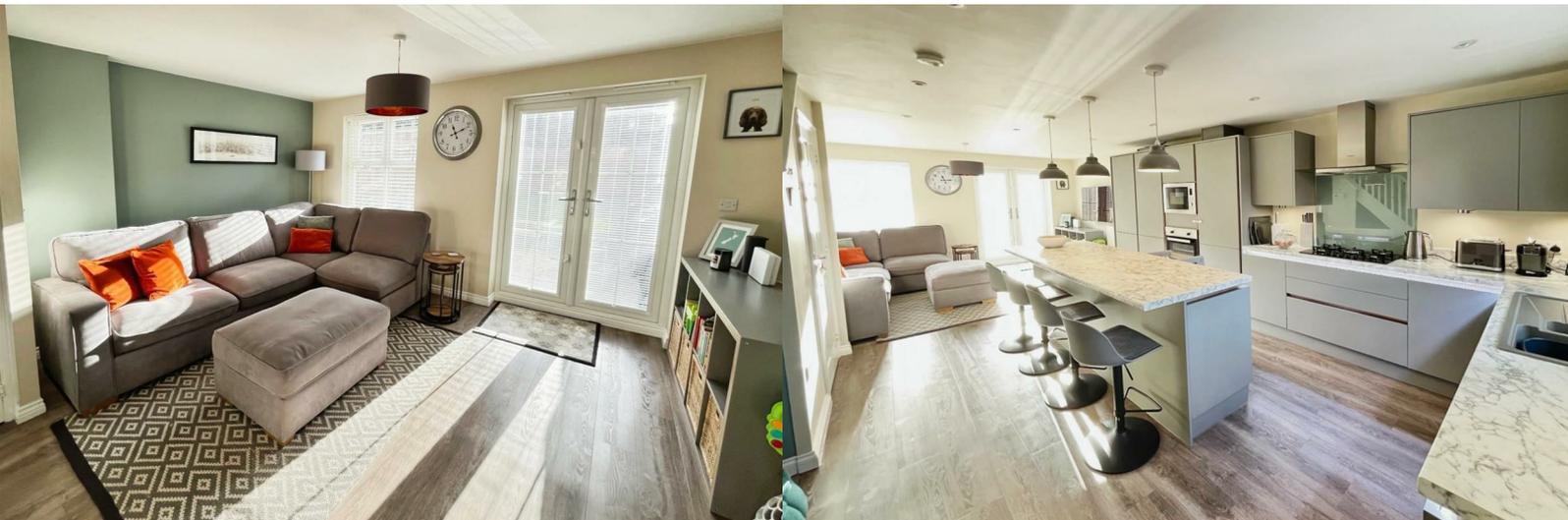
## Freemans Way

Thirsk, YO7 1GF

Asking Price £269,000



Council Tax: D



# 23 Freemans Way

Thirsk, YO7 1GF

Asking Price £269,000



## Living Kitchen

15'5" x 16'0" (4.7 x 4.89)

Modern open plan living kitchen fitted with a range of grey fronted base and wall units and large island with copper insets and ambient lighting. Within the units there is a single electric oven, five ring gas hob with steel and glass extractor over, integrated microwave, bowl and a half sink and drainer with mixer tap, integrated dishwasher, plumbing for washing machine, integrated fridge and separate integrated freezer. Useful under stair store area, double glazed window to front elevation and open to living area.

## Living Room

10'0" x 15'5" (3.07 x 4.7)

A bright room with French double glazed doors and further window opening to the South facing rear garden. Television aerial point, and central heating radiator.

## Store Room

Useful under-stair space. Plumbing to convert to a cloakroom in place.

## First Floor

### Landing

With doors to three bedrooms and house bathroom, stairs off to second floor and Master bedroom.

### Bedroom Two

9'3" x 9'10" (2.82 x 3.02)

Double glazed window to the front elevation, central heating radiator and door to en-suite.

## En-suite Shower

4'11" x 6'0" (1.5 x 1.85)

Fitted with suite comprising walk-in shower cubicle, low flush WC and wash hand basin on vanity with storage. Double glazed window to front, extractor fan and central heating radiator.

## Bedroom Three

8'6" x 8'10" (2.6 x 2.71)

Double glazed window to rear elevation and central heating radiator.

## Bedroom Four

6'6" x 8'10" (2 x 2.71)

Currently used as a dressing room. Double glazed window to rear elevation and central heating radiator.

## Bathroom

6'0" x 6'5" (1.85 x 1.98)

Family bathroom fitted with a white suite comprising; panelled bath, wash hand basin set on vanity unit with storage cupboard and low flush W.C. Tiled to splash back areas, recessed lighting and central heating radiator.

## Second Floor Landing

Door off to Master bedroom, airing cupboard housing hot water cylinder.

## Master Bedroom

9'3" x 13'8" (2.84 x 4.19)

The master bedroom has a good range of modern fitted wardrobes, double glazed window to the front elevation and central heating radiator.

## En-suite Shower Room

4'7" x 8'10" (1.4 x 2.7)

Fitted with a white suite comprising walk-in shower cubicle, low flush WC and 'His & Hers' wash hand basin sinks set on vanity unit with cupboards under. Sky light, central heating radiator and extractor fan.

## Externally

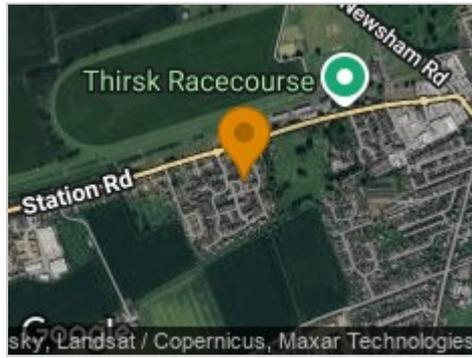
The gardens to the property have been landscaped for ease of maintenance. To the front of the property there is a small gated area with pathway leading to the front entrance door. The South facing rear garden is laid mainly to lawn with Indian Stone paved seating area. A wooden gate leads to the parking area and garage. The single garage with up and over door has parking directly to the front and rear with access door to the rear of the building.



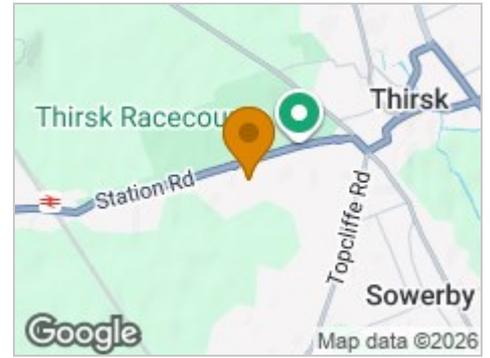
## Road Map



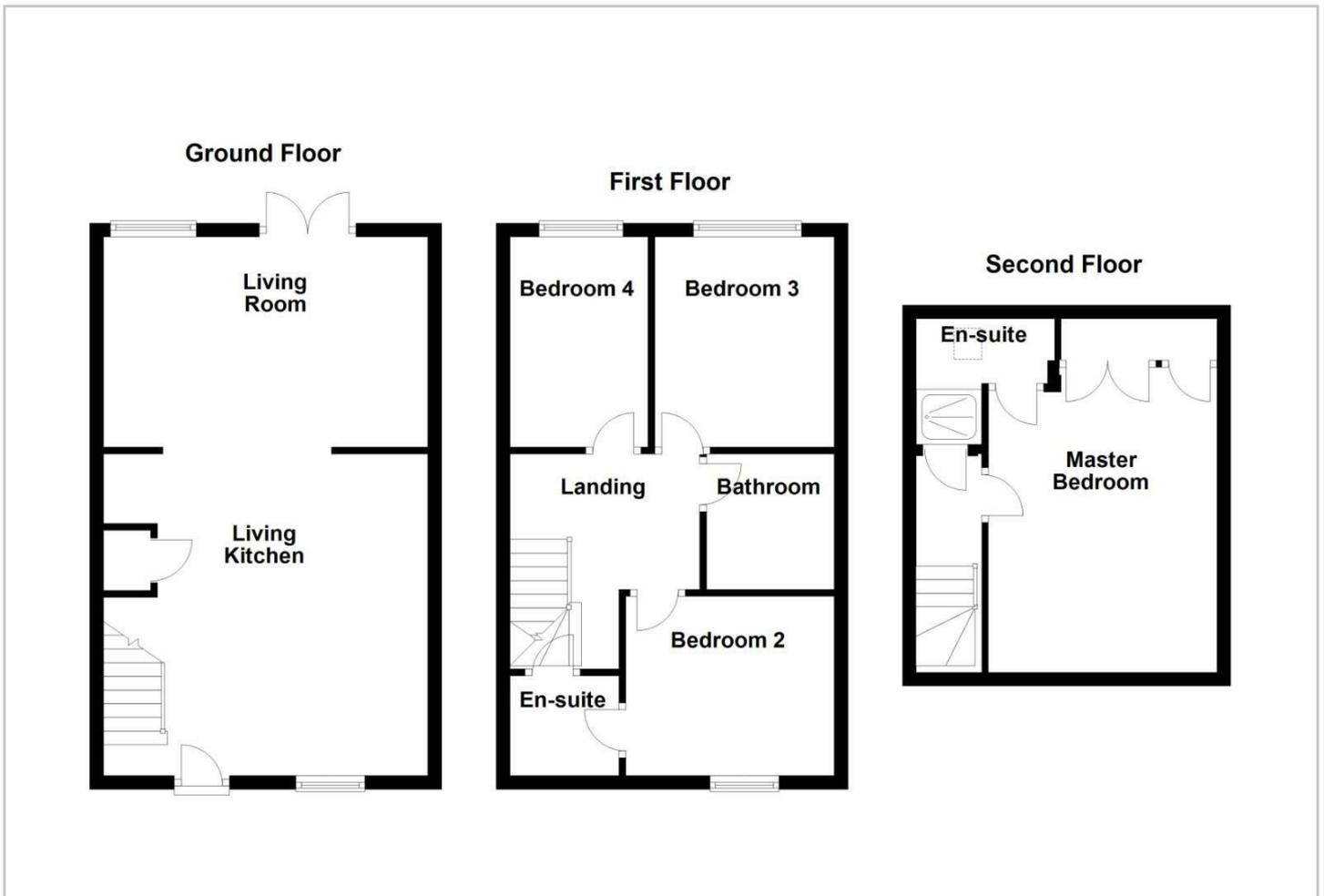
## Hybrid Map



## Terrain Map



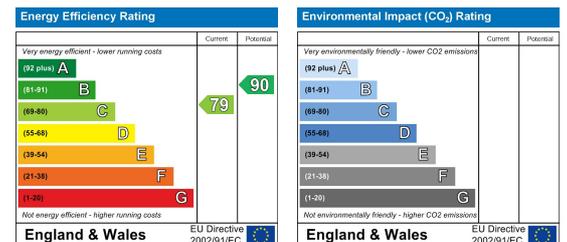
## Floor Plan



## 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.