

# HUNTERS®

HERE TO GET *you* THERE



## Oak Drive

Sowerby, Thirsk, YO7 3RF

Asking Price £370,000



Council Tax: E



# 1 Oak Drive

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Asking Price £370,000



### Entrance Hall

With doors to the dining kitchen, lounge, office/snug and understairs storage cupboard. Stairs off to first floor level.

### Dining Kitchen

18'4" x 12'0" (5.59 x 3.67)

Fitted with a range of wall and floor mounted units with matching worksurfaces and upstands. Eye level electric oven, gas hob with extractor over, bowl and a half sink and drainer unit with mixer tap, integrated dishwasher and fridge/freezer. Two double glazed windows to front elevation and central heating radiator.

### Utility Area

Open to the kitchen, with space for washing machine and tumble dryer with worksurface over. Wall mounted cupboards. Door to rear garden.

### Cloakroom

White suite comprising; wash hand basin and low flush WC. Double glazed window to rear elevation and central heating radiator.

### Lounge

12'9" x 11'8" (3.91 x 3.56)

A dual aspect room with double glazed windows to the side aspect and French doors opening to the enclosed rear garden. Central heating radiator and feature electric fireplace.

### Snug/Office

8'2" x 7'5" (2.50 x 2.28)

With double glazed windows to the front and side aspect and central heating radiator.

### First Floor

### Landing

Gallery style landing with window to the side elevation. Access to loft via hatch. Doors to all bedrooms and house bathroom. Central heating radiator.

### Bedroom One

Dual aspect with double glazed windows to the side and rear aspect. Built-in wardrobes and central heating radiator.

### En-suite

Fitted with a white suite comprising; wash hand basin, low flush WC and shower in cubicle. Double glazed window and heated towel rail.

### Bedroom Two

12'4" x 7'11" (3.76 x 2.43)

With double glazed window to rear aspect, fitted wardrobes and central heating radiator.

### Bedroom Three

10'1" x 8'1" (3.08 x 2.48)

With double glazed window to front aspect, fitted wardrobes and central heating radiator.

### Bedroom Four

9'1" x 8'2" (2.77 x 2.51)

With double glazed window to the front aspect and central heating radiator.

### House Bathroom

White suite comprising; wash hand basin, low flush WC and panelled bath with shower and screen over. Tiling to half height and splash-back areas. Double glazed window to front elevation and heated towel rail.

## Outside

The property sits on a generous plot and enjoys a high level of privacy. With well planted Beech hedging to the front and rear boundaries creating a natural and gentle screen.

With lawned garden to the front and side, gated access leads to the fully enclosed rear garden.

The rear garden is enclosed with wooden fencing and a brick-built wall, with patio, raised gravelled area for further seating or plants and paved pathways.

Direct access to the single garage via personal door to the rear and gated access to the driveway.

## Garage

Single garage with up and over door to the driveway. With light, power and EV charge point.



## Road Map



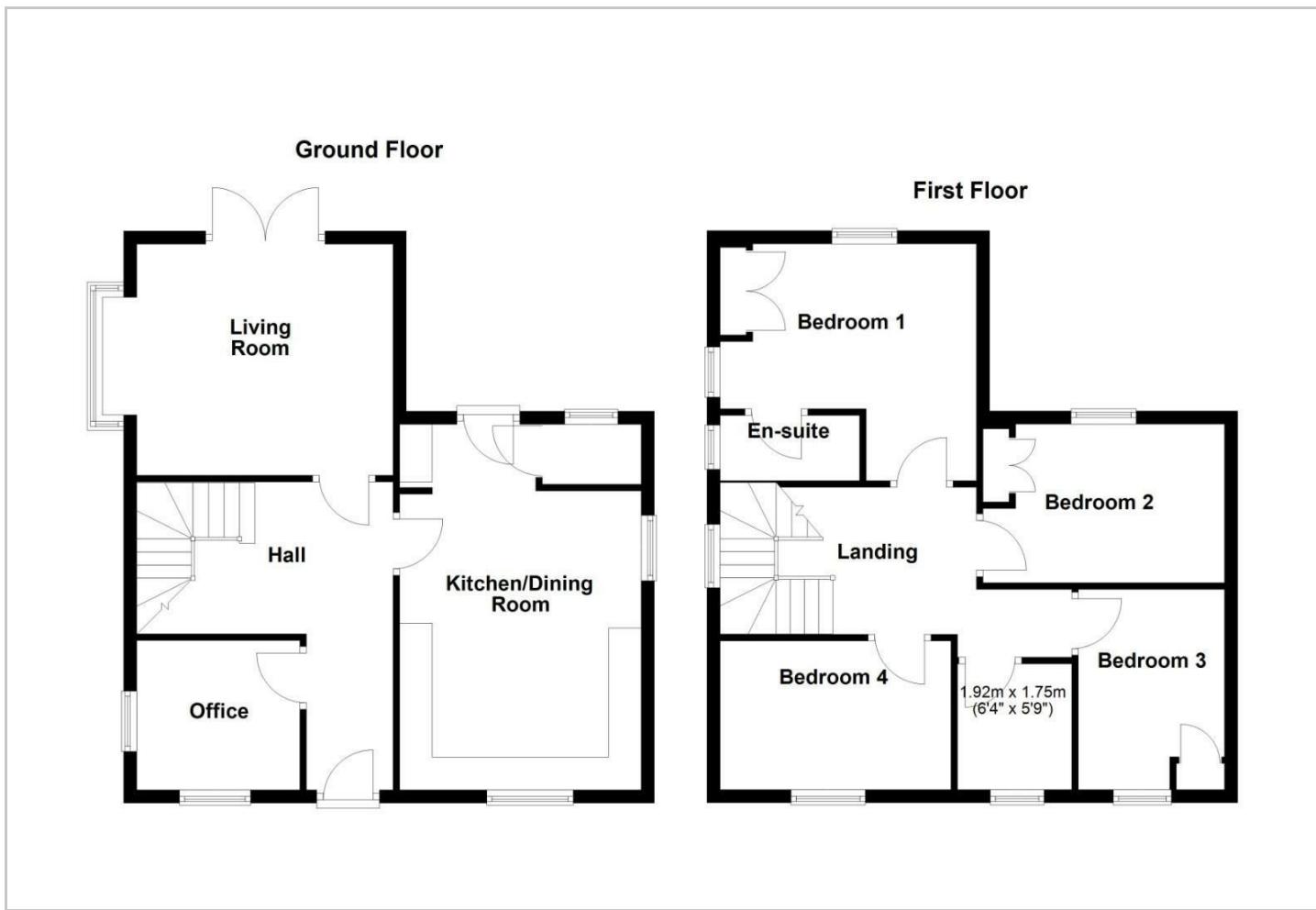
## Hybrid Map



## Terrain Map



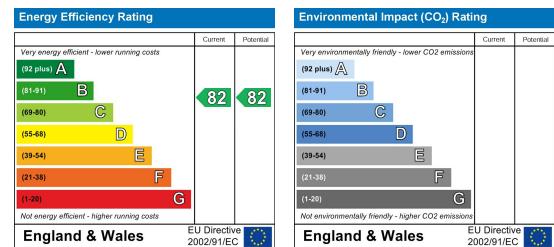
## Floor Plan



## 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.