

HUNTERS®

HERE TO GET *you* THERE



Edgar Drive

Thirsk, YO7 1TY

£440,000



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Living Room

11'4" x 17'3" (3.45 x 5.26)

A most attractive room with electric stove standing on granite hearth. Double glazed window to front aspect, fitted shelving to alcove and central heating radiator.

Entrance Hall

0'0" x 0'0" (0 x 0)

Composite door opening from the front. Doors off to living room, study, cloak room and kitchen. Stairs for first floor level. Useful under-stair drawers to fully utilise storage space.

Study/snug

7'0" x 9'4" (2.14 x 2.84)

Useful space for a home office, playroom or snug. Double glazed window to front elevation and central heating radiator.

Kitchen Diner

11'1" x 25'11" (3.37 x 7.89)

A good sized bright room which opens directly to the enclosed garden, making it the ideal family space. Modern fitted kitchen with Silestone worksurfaces, integrated fridge, freezer and dishwasher. AEG five ring gas on glass hob with AEG extractor over, AEG double electric oven and bowl and a half sink with mixer tap. Double glazed windows and French doors to the rear garden. Central heating radiator and door to utility.

Utility Room

5'3" x 7'0" (1.6 x 2.14)

Fitted with range of wall and floor mounted units and Silestone worksurfaces. With space and plumbing for washing machine and tumble dryer. Door to side of property and driveway.

Cloakroom

0'0" x 0'0" (0 x 0)

White suite comprising; wash hand basin and low flush WC.

Landing

0'0" x 0'0" (0 x 0)

Doors to all bedrooms and house bathroom. Access to fully boarded loft space.

Bedroom One

11'4" x 12'4" (3.45 x 3.77)

Good sized double bedroom with double glazed window to the front elevation and central heating radiator.

En-Suite

0'0" x 0'0" (0 x 0)

Fitted with white suite comprising; wash hand basin, low flush WC and Mira double head rainfall shower in walk-in cubicle.

Bedroom Two

10'2" x 12'6" (3.1 x 3.8)

Double glazed window to front elevation, central heating radiator and overstairs storage cupboard.

Bedroom Three

9'6" x 11'1" (2.89 x 3.37)

Double glazed window to rear elevation and central heating radiator.

Bedroom Four

8'4" x 10'0" (2.55 x 3.06)

Double glazed window to rear elevation and central heating radiator.

Bathroom

6'3" x 7'2" (1.9 x 2.19)

Fitted with a white suite comprising; wash hand basin, low flush WC and bath with shower and screen over.

Outdoor Space

0'0" x 0'0" (0 x 0)

Attractive frontage with lawn area and hedged border. Block paved driveway to the side leads to the single garage and provides parking for two cars.

To the rear, there is a fully enclosed low maintenance garden which has been professionally laid with artificial grass (Namgrass). The lawn is bordered with well planted borders and a selection of trees. Surrounded with brick-built walls and wooden fencing, this is a secure and private space ideal for children or entertaining.

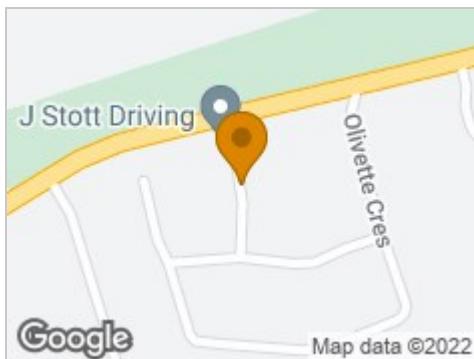
Garage

0'0" x 0'0" (0 x 0)

Single garage with up and over door, light and power. Door to side accessing garden.



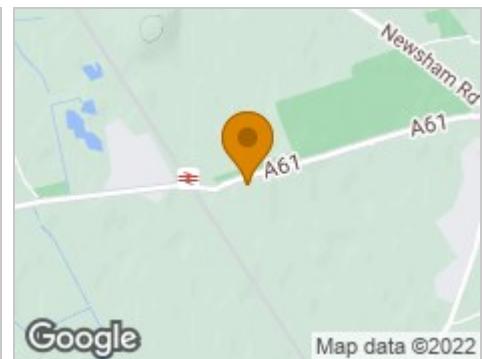
Road Map



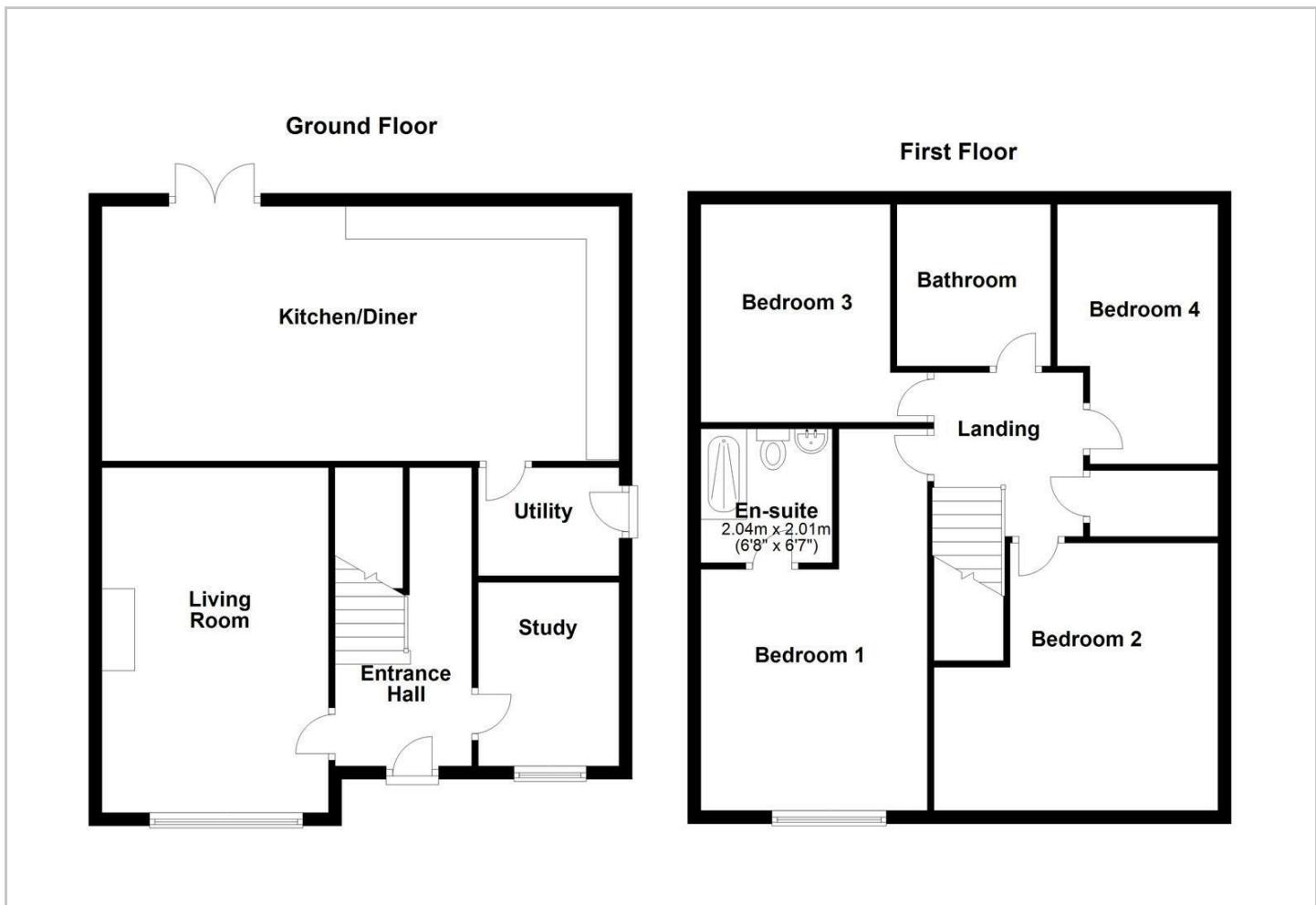
Hybrid Map



Terrain Map



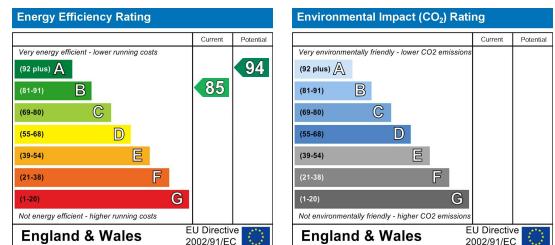
Floor Plan



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.