

# HUNTERS®

HERE TO GET *you* THERE



## 2 Edgar Drive

Thirsk, YO7 1TY

£280,000

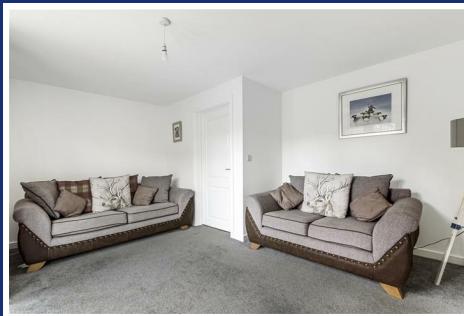
3 0 0 B



# 2 Edgar Drive

Thirsk, YO7 1TY

£280,000



## ENTRANCE HALL

Composite front door opening into hallway with doors off to living room, kitchen diner and downstairs cloakroom. Stairs to first floor level. Useful storage cupboard housing gas combi-boiler. Central heating radiator.

## DINING KITCHEN

10'0" x 14'3" (3.05 x 4.34)

A good sized modern fitted dining kitchen with integrated fridge, freezer, dishwasher, electric oven and hob with extractor over. Stainless steel sink with mixer tap. Space for dining table. Double glazed windows overlooking the green to the front of the property. Central heating radiator.

## LOUNGE

11'7" x 16'9" (3.53 x 5.11)

A good sized lounge, opening directly to the enclosed rear garden through double glazed French doors. Two central heating radiators.

## CLOAKROOM

Downstairs toilet and wash-hand basin. Central heating radiator and extractor fan.

## LANDING

Spacious landing boasting two storage cupboards.

## BEDROOM ONE

9'10" x 11'10" (3 x 3.61)

Double glazed window to the rear elevation and central heating radiator.

## EN\_SUITE

Fitted with white suite comprising; wash hand basin, low flush WC and walk-in shower. Central heating radiator and extractor fan.

## BEDROOM TWO

9'9" x 9'11" (2.97 x 3.02)

Double glazed window to front aspect overlooking the green. Central heating radiator.

## BEDROOM THREE

6'5" x 7'5" (1.96 x 2.26)

Double glazed window to rear aspect and central heating radiator.

## HOUSE BATHROOM

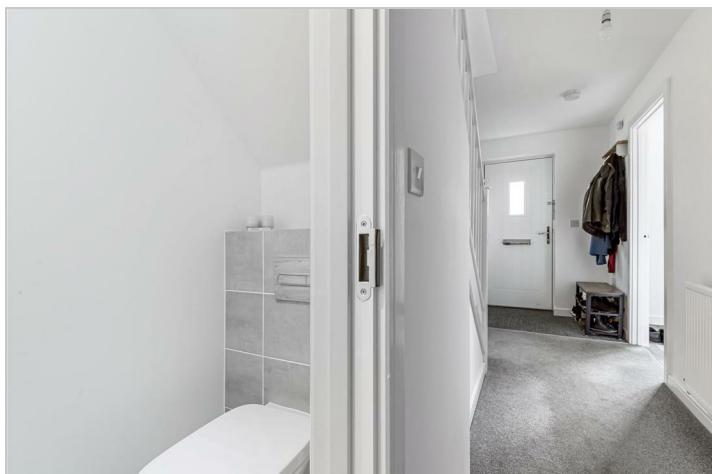
Fitted with white suite; comprising; wash hand basin, low flush WC and bath with shower and glass screen over. Central heating radiator, extractor fan and obscured window to the front elevation.

## FRONT GARDEN

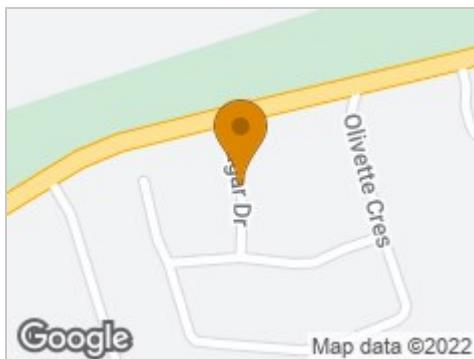
Enjoying an open aspect overlooking the green, the front of the house has an easily maintained garden with parking space for two cars on the driveway to the side of the property.

## REAR GARDEN

Fully enclosed south facing rear garden mainly laid to grass with patio area. Access to the driveway and front garden via a wooden gate. French doors from living room.



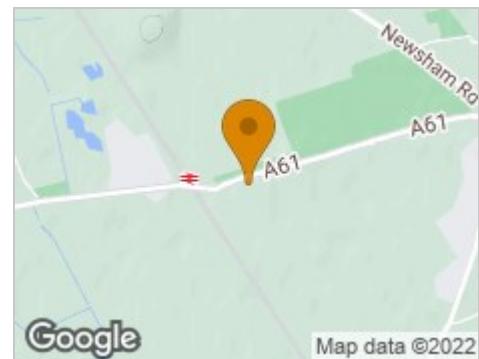
## Road Map



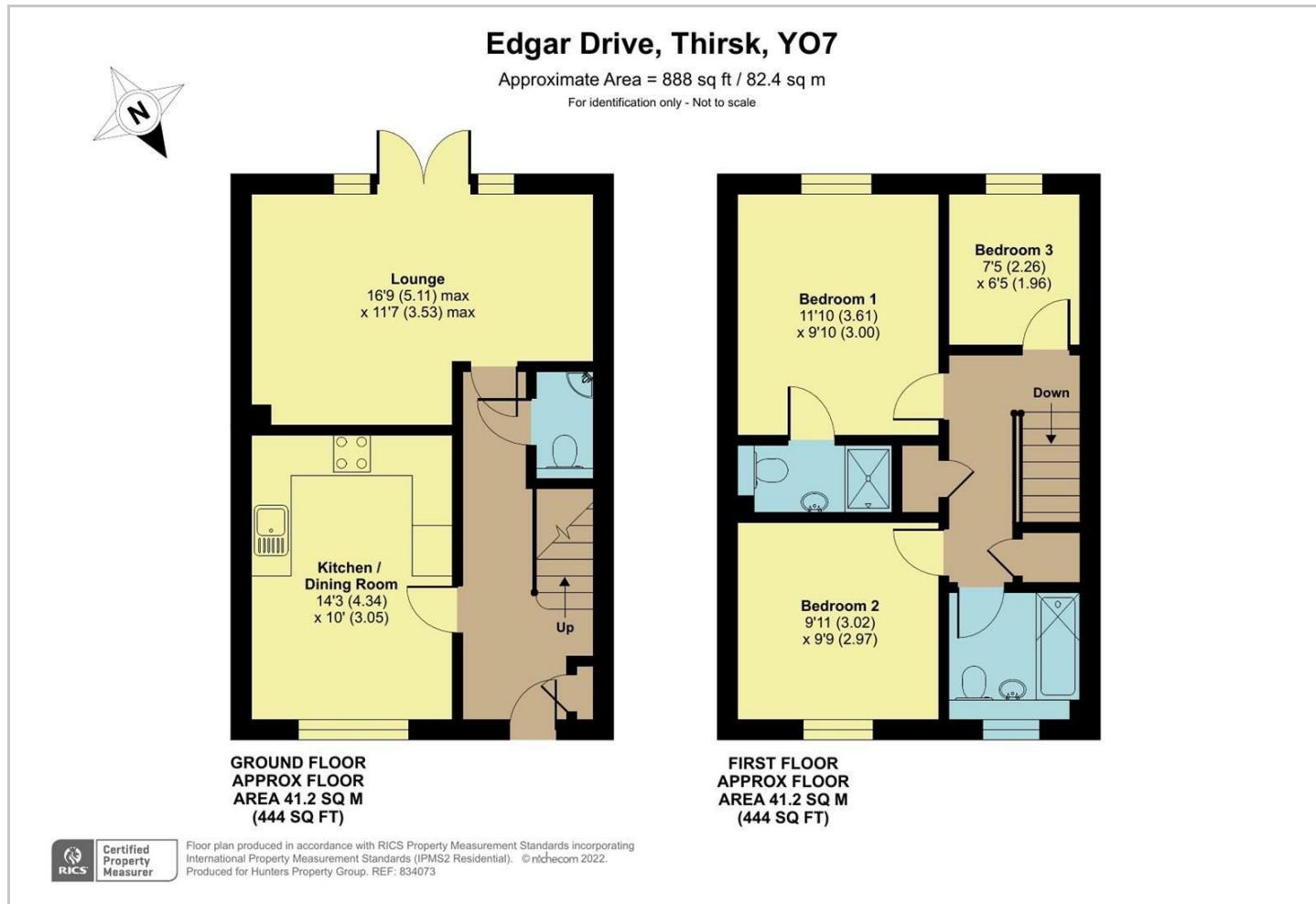
## Hybrid Map



## Terrain Map



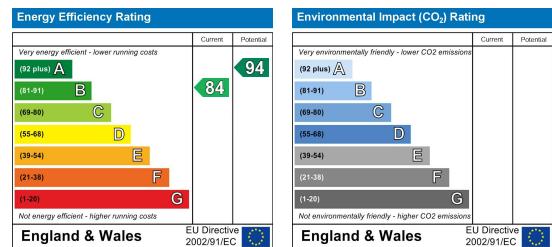
## Floor Plan



## 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.