

19 SHIRE ROAD
THIRSK YO7 1FE



A Well Laid Out & Spacious 2-Bedroomed Semi Detached Bungalow on Nice Sized Plot in Sought After Residential Location within Walking Distance of Town Centre & Excellent Local Amenities

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Block Paved Driveway
- Detached Garage / Workshop
- Gardens to Front & Rear
- Nicely Appointed Throughout

New Price: Offers in the Region of £158,000

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

19 Shire Road, Thirsk YO7 1FE

SITUATION

Thirsk Town Centre	¾ mile	Bedale	16 ½ miles
Northallerton	8 miles	York	23 miles
Teesside	26 ½ miles	Helmsley	14 miles
A.19	1 mile	A.1	14 miles

The property is located in an established residential area close to the town centre and amenities. Thirsk's market square is within easy reach and offers a choice of shops, services plus supermarkets along with public houses and restaurants. There are sports clubs leisure facilities and a racecourse in the town plus access to beautiful countryside surrounding the region with access to the Yorkshire Dales and Moors. For the commuter the location is particularly convenient with access to the A1 and A19 along with links to surrounding towns and cities and the regions business centres plus there is a mainline train station in Thirsk with regular journeys to London Kings Cross.

Thirsk is a traditional North Yorkshire Market town superbly positioned midway between the stunning North York Moors and the beautiful Yorkshire Dales. It is near to the medieval city of York, Harrogate, Ripon and our county town Northallerton which boast a full and comprehensive range of educational, recreational and medical facilities.

Thirsk is on the A19, close to the main north-south A1 road. There are several trains a day from London, taking just over 2hrs without any changes. Local buses run from York, Ripon and Northallerton and there are daily coach services direct from London and other cities. Thirsk is an ideal base for visiting our many well-loved attractions and exploring the wonderful Yorkshire countryside.

The property is within an hour of the coast at Whitby, Scarborough and Redcar.

Schools – The area is well served by good state and independent school. The property is within a mile of Thirsk County Primary School, All Saints Roman Catholic Primary School, South Kilvington C of C Primary Schools and Sowerby Community Primary School. Secondary schools are at Thirsk and additional schools can be found at Easingwold, York and Northallerton. Independent Schools at Polam Hall (Darlington), Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

DESCRIPTION

The property comprises a brick built with clay pantile roof 2-bedroomed semi detached bungalow residence situated in a nice quiet location within easy walking distance of Thirsk and adjacent open countryside. The property enjoys the benefit of UPVC sealed unit double glazing and gas centrally heated together with stained and polished pine doors throughout.

The property is accessed onto block paved driveway offering hardstanding for three vehicles and giving access to the attached garage. The property enjoys a low maintenance gravelled front with block paved pathway across the front, whilst to the rear the property enjoys block paved seating and patio area with steps up to rear garden area which is part block paved with a central lawned area, rear vegetable patch and adjacent shed.

Internally the property is nicely laid out and spacious, is well appointed and available for early occupation.

ACCOMMODATION

In from the side through UPVC sealed unit double glazed front door with upper etched glass central panel into:

Kitchen

3.88m x 2.15m (12'9" x 7'1")

With a range of base and wall cupboards. Work surfaces with inset single drainer, 1 ½ bowl stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Space and point for gas/electric cooker. Space for fridge freezer. Two flush mounted ceiling light points. Double radiator. Window to two sides. Internal pine door gives access into:

Living Room

5.64m x 3.42m (18'6" x 11'3") overall

Into small bay window to front. Coved ceiling with two ceiling light point. Feature fireplace comprising a brick surround with a stone flagged hearth. Brick mantel shelf. Space suitable for a hearth mounted electric fire. Double radiator. TV and telephone points. Pine door to rear gives access to:

Rear Hallway

1.90m x 0.86m (6'3" x 2'10")

Gives access to a linen cupboard which is shelved. Hallway has ceiling light point. Attic access.

Bedroom No. 1

2.94m x 3.55m (9'8" x 11'8")

Centre ceiling light point. Radiator. Views out onto rear.

Bedroom No. 2

2.64m x 2.54m (8'8" x 8'4")

Ceiling light point. Radiator. Views out onto rear.

Bathroom

2.03m x 1.62m (6'8" x 5'4")

With white suite comprising panelled bath, fully tiled around with a wall mounted Essential electric shower. Matching pedestal wash basin and duoflush WC. Fully tiled walls. Ceiling light point. Double radiator.

OUTSIDE

Shed

2.35m x 1.80m (7'9" x 5'11")

Detached Garage

6.85m x 3.27m (22'6" x 10'9")

Concrete section with twin doors to front, opening out to the rear to a larger area which is wooden and clad. The front section has a concrete floor, the rear is on raised boarding. Overall, it enjoys light and power.

Gardens

The property is accessed onto block paved driveway offering hardstanding for three vehicles and giving access to the attached garage. The property enjoys a low maintenance gravelled front with block paved pathway across the front, whilst to the rear the property enjoys block paved seating and patio area with steps up to rear garden area which is part block paved with a central lawned area, rear vegetable patch and adjacent shed.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – Tel: (01609) 771959

SERVICES

Mains water, electricity, gas and drainage.

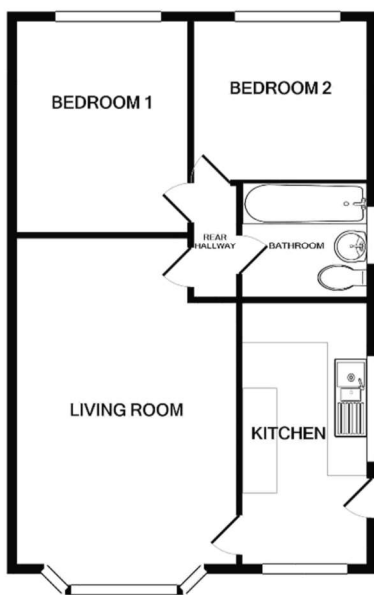
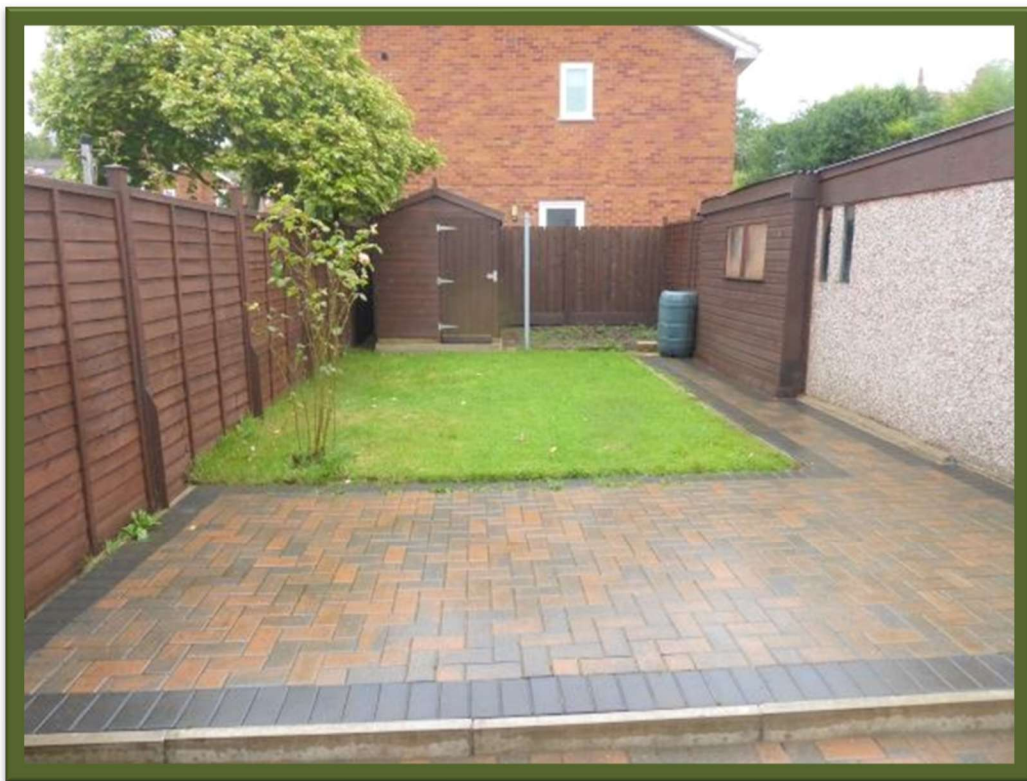
LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

COUNCIL TAX BAND

The council tax band for the property is C. We believe the current annual charge is **£1688.52** but please confirm with Hambleton District Council.





SHIRE ROAD, THIRSK, NORTH YORKSHIRE.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
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