



1 Freemans Way, Thirsk YO7 1GF
£239,950



JOPLINGS
Property Consultants



1 FREEMANS WAY

THIRSK, YO7 1GF

We are delighted to bring to the market a spacious four bedroom town house situated in the popular market town of Thirsk. The accommodation comprises of a large entrance hall, modern fitted kitchen with integrated appliances, lounge and dining area, and a large built on conservatory. To the first floor is the second bedroom with a shower ensuite and two further good size bedrooms. To the second floor is a spacious master bedroom with a shower ensuite. The property is situated within walking distance to local amenities such as Thirsk train station, two large supermarkets and just a short walk to the market place. Viewing is highly recommended. CHAIN FREE.

Entrance Hall

Part glazed front entrance door. Smoke alarm, radiator, and room thermostat control. Electric fuse board. Understairs cupboard storage. Stairs leading to the first floor.

Lounge

UPVC double glazed window to the rear, and UPVC double glazed french patio doors leading in to the conservatory. Electric feature fireplace placed in a stone surround with a marble hearth. Two radiators.

Kitchen

UPVC double glazed window to the front. Range of modern base and wall units with coordinating work surfaces and a tiled splashback. Integrated electric oven, four ring gas hob and extractor fan. Built in fridge and freezer. Space and plumbing for washing machine. Stainless steel sink with a chrome mixer tap.

Conservatory

Large UPVC double glazed conservatory with french patio doors leading out to the garden. Radiator.



£239,950



Downstairs WC

Low level flush WC and hand wash basin.

FIRST FLOOR

Landing

Stairs leading to the second floor. UPVC double glazed window to the side. Smoke alarm.

Second Bedroom & Ensuite

UPVC double glazed window to the front. Built in wardrobes with shelves and hanging space. Radiator. Door leading through to ensuite, comprising of a walk in shower enclosure, hand wash basin and WC. Opaque glazed window and radiator.

Bedroom Three

UPVC double glazed window to the rear. Radiator.

Bedroom Four

UPVC double glazed window to the rear. Radiator.

SECOND FLOOR

Landing

Airing Cupboard housing the range immersion heater and shelving. Loft hatch and smoke alarm.



Master Bedroom & Ensuite

UPVC window to the front. Radiator. Built in wardrobes with shelves and hanging space. Door leading through to ensuite comprising a walk in shower enclosure, hand wash basin and WC with a radiator and part tiled walls.

External

To the front of the property is a pruned mature hedge, mainly laid to lawn with a pathway leading down to the side gate. At the rear of the property is a mainly laid to lawn garden with a paved pathway leading to the rear garage.

Garage

Up and over door. Car parking for two vehicles.

Services

Mains Water
Mains Drainage
Gas central heating
Double glazing throughout

Viewings

All viewings are strictly by appointment through Joplings Estate Agents, please contact the Thirsk office at 19 Market Place, Thirsk, North Yorkshire. YO7 1HD. Telephone: 01845 522680.

Opening Hours

Thirsk:
Mon - Fri - 9am - 5.30pm
Saturday - 9am - 1pm
Sunday - Closed

DIRECTIONS





FLOOR PLANS

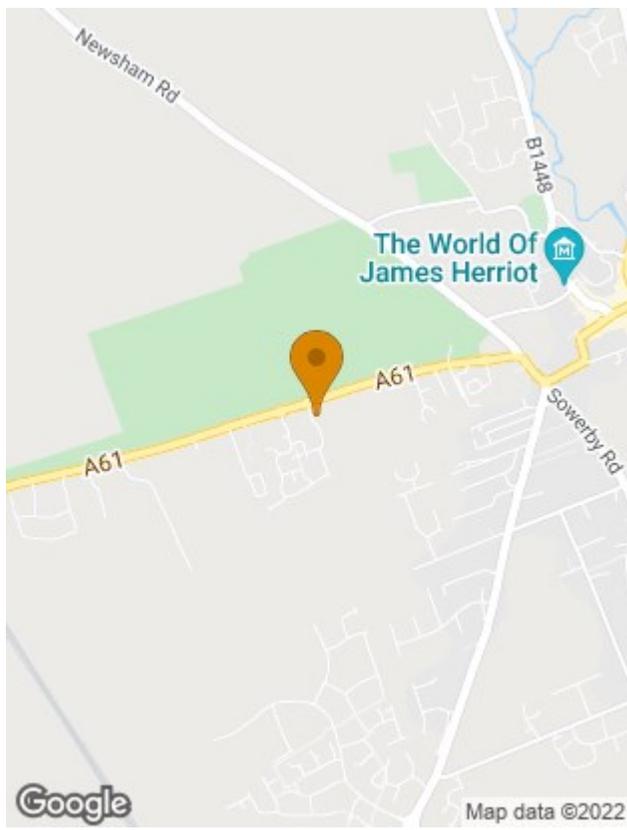
1 Freemans Way, Thirsk
 Approximate Gross Internal Area
 Main House = 116 Sq M/1248 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 130 Sq M/1399 Sq Ft



Ground Floor First Floor Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

LOCATION MAP



ENERGY PERFORMANCE GRAPH

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	69	England & Wales
		80	EU Directive 2002/91/EC

VIEWING

Please contact our Thirsk Office on 01845 522680 if you wish to arrange a viewing appointment for this property or require further information.

Joplings Property Consultants

10 North St, Ripon, HG4 1JY
 01765 694800
 ripon@joplings.com

19 Market Place, Thirsk YO7 1HD
 01845 522680
 thirsk@joplings.com

www.JOPLINGS.com

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.