



4 Gormire Close, Thirsk YO7 1EW  
Guide Price £189,950



**JOPLINGS**  
Property Consultants



## 4 GORMIRE CLOSE

### THIRSK, YO7 1EW

Joplings are delighted to present to the market a spacious three bedroom semi detached house in a popular residential area just walking distance from Thirsk Market Place. The accommodation comprises of; a large lounge and dining area, kitchen, three good size bedrooms, bathroom, a large corner garden and parking for numerous vehicles. The property is an ideal purchase for a first time buyer or potential investment opportunity. Viewing is highly recommended.

#### Entrance Hall

Upvc front door. Smoke alarm. Thermostat. Stairs to First Floor.

#### Dining Lounge

Bay window to the front and window to the rear. Two radiators. TV point. Large storage cupboard. Electric fire on tiled hearth. BT point.

12'3" x 25'7" (3.73 x 7.80)

#### Kitchen

Base and wall units in light pine with laminated roll edged work surfaces. Radiator. Window to the rear. Upvc entrance door. Condensing boiler and heating controls. Stainless steel sink and drainer. Plumbing for washing machine. Space for gas/electric cooker. Tiled splash backs. Fuse board. Radiator.

8'2"x10'6" (2.49x3.20)

#### First Floor Landing

Airing cupboard. Loft access. BT point.



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#### Bedroom One

Window to the front. Built-in wardrobe. BT point. Radiator.

#### Bedroom Two

Window to the rear. Radiator.

#### Bedroom Three

Window to the rear. Radiator.

#### Bathroom

White suite comprising bath, WC and hand wash basin. Frosted window to the side. Radiator.

#### Outside

Large enclosed garden with lawned area, pond and side gate. There is parking for several vehicles.

#### 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

Monday - Friday 9.00 a.m - 5.30 p.m  
Saturday 9.00 a.m - 1.00 p.m  
Sunday Closed



## DIRECTIONS

Take the one way system out of Thirsk town centre through St James Green and take a right at the mini roundabout onto Long Street. Take the second turning on the left onto Hambleton Place and follow the road approximately half a mile before turning right onto Gormire Close. The property is located almost directly in front of you. See agents board.

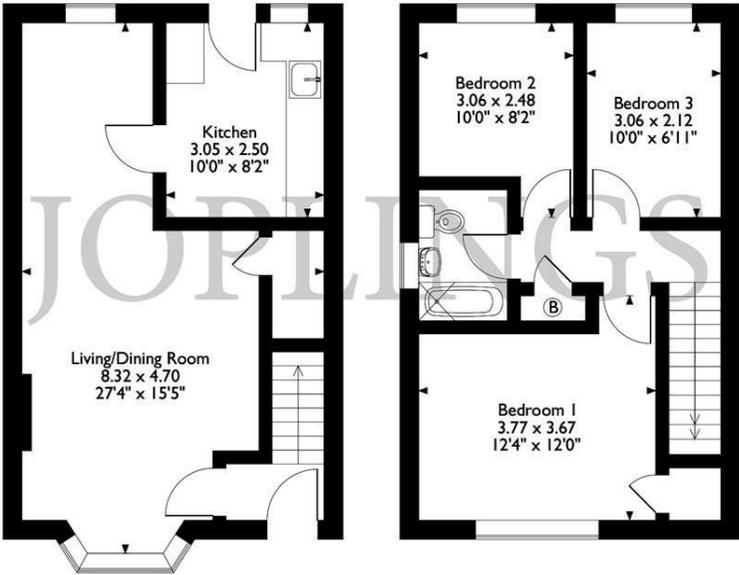




FLOOR PLANS

LOCATION MAP

4 Gormire Close, Thirsk  
 Approximate Gross Internal Area  
 75 Sq M/811 Sq Ft



Ground Floor

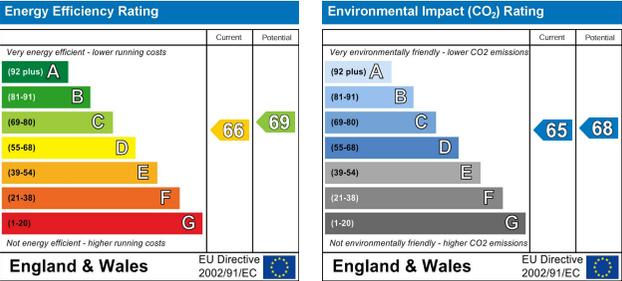
First Floor

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.

VIEWING

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

ENERGY PERFORMANCE GRAPH



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

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