



2 Shaws Close, Thirsk YO7 1TP  
Guide Price £245,000



**JOPLINGS**  
Property Consultants







## 2 SHAWS CLOSE

### THIRSK, YO7 1TP

New to the market is this well positioned, modern and spacious three bedroom semi detached property situated just on the outskirts of Thirsk. The property was specifically chosen for it's unique 'semi rural' position offering far reaching views of the North Yorkshire countryside. Thirsk is an idyllic thriving Market Town right in the middle of the North Yorkshire Moors and the Yorkshire Dales, perfect for families or for people looking to escape to the countryside. The area benefits from well regarded schools, excellent road links and fantastic local shops, and larger supermarkets. Set over three floors, the accommodation comprises a spacious kitchen dining area, lounge looking out to the rear garden, two good size bedrooms and a family bathroom to the first floor, and a generous master bedroom and ensuite to the second floor. The property is offered with no onward chain.

#### Entrance Hallway

Secure front entrance door. Built in cupboard with shelves and hanging space, heating control panel to the wall and radiator.

#### Kitchen/Dining Area

UPVC double glazed window to the front. Range of modern base and wall units, with coordinating oak effect work surfaces and a tiled splashback. Built in electric oven and four ring gas hob with an overhead extractor hood. Space and plumbing for a washing machine, cupboard housing Valliant combi boiler. 1 1/2 bowl stainless steel sink with a chrome mixer tap. Tiled flooring. Ample room for a dining table and chairs.

#### Downstairs WC

Opaque UPVC window to the side. Toilet and corner hand wash basin. Radiator.

#### Lounge

UPVC french patio doors leading out to the rear garden. Radiator and television point.



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#### First Floor Landing

UPVC double glazed window to the front and to the side with far reaching views of the countryside. Stairs leading to the second floor. Radiator.

#### Second Bedroom

UPVC double glazed window to the rear. Radiator.

#### Family Bathroom

Three piece bathroom suite comprising of a bath with an overhead shower and glass screen, hand wash basin and toilet. Part tiled walls and extractor fan. Radiator.

#### Third Bedroom

UPVC double glazed window to the front. Radiator.

#### Second Floor Landing

UPVC double glazed window with panoramic views, Radiator.

#### Master Bedroom & Ensuite

Two velux windows to the ceiling with fitted pull down blinds. Built in cupboard with hanging space. Loft hatch. Walk through dressing area leading through to the ensuite. Three piece shower suite with a large walk in shower, hand wash basin and toilet. Opaque double glazed UPVC window.



### Front Garden

Shared front lawn area with the neighbouring property. Paved pathway leading to the back of the properties.

### Rear Garden

Paved area to the back of the garden. Mainly laid to lawn with a planted border with a variety of mature bushes and shrubs. Path leading to the rear and front gated entrances.

### Garage

Up and over door. Power and light has also been added. Parking to the front for two cars.

### Viewing Arrangements

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









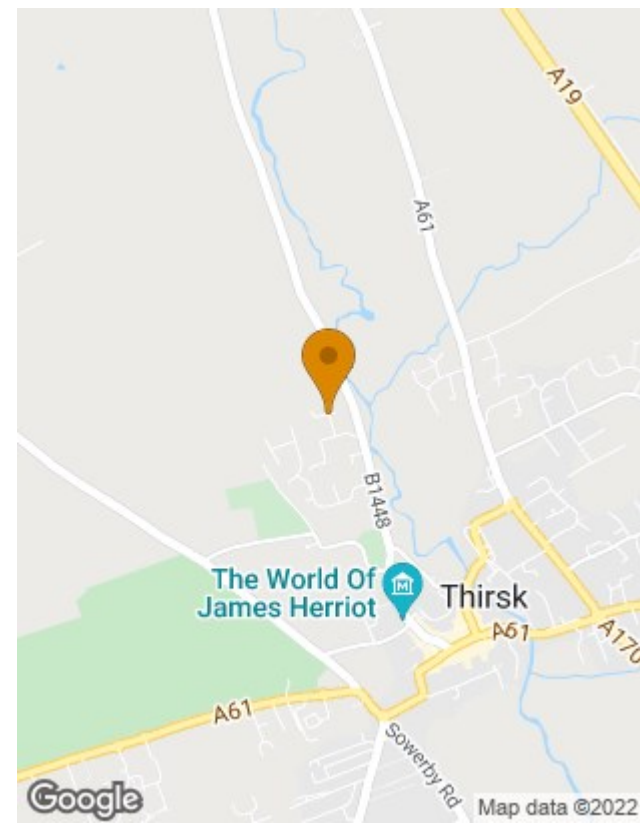
FLOOR PLANS



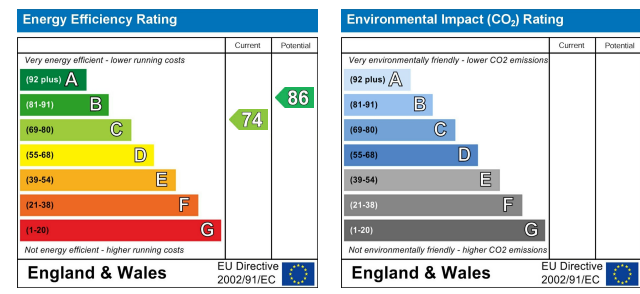
VIEWING

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

LOCATION MAP



ENERGY PERFORMANCE GRAPH



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