



30 Pheasant Drive, Thirsk YO7 3GE  
Guide Price £290,000



**JOPLINGS**  
Property Consultants



## 30 PHEASANT DRIVE

### THIRSK, YO7 3GE

A fantastic opportunity to purchase a newly built three bedroom end townhouse located in a beautiful North Yorkshire village close to the historic Market Town of Thirsk. The property has been finished to a high specification throughout and comprises of a large kitchen diner, lounge, downstairs WC, master bedroom with en suite, two further good size bedrooms and a family bathroom. To the exterior is a spacious and private rear garden, and parking to the front with an electric charging point. Viewing is highly recommended to appreciate the space on offer. Call now to avoid disappointment, viewings are strictly by appointment.

**ENTRANCE HALLWAY** 18'00 x 6'04 x 3'02 (5.49m x 1.93m x 0.97m)  
Composite front entrance door. Tiled floor. Radiator. Smoke alarm. Oak staircase to first floor. Under stairs storage cupboard housing alarm panel. Ring video doorbell.

**CLOAKROOM**  
Oak door. Tiled floor. Wash basin with mixer tap. Low level flush WC. Radiator. Recessed spotlights. Extractor fan.

**LOUNGE** 14'04 x 9'08 (4.37m x 2.95m)  
Double glazed window to front with blind. Radiator. BT point. TV point. Oak door.

**DINING KITCHEN** 17'04 x 16'02 (5.28m x 4.93m)  
UPVC bi-fold doors leading to rear patio and garden. Tiled floor. Oak internal door. Range of base and wall units in pale grey with co-ordinating work surfaces and upstand. Stainless steel 1.5 bowl sink and drainer with mixer tap. Integrated AEG appliances including dishwasher, washing machine, fridge freezer, double oven & 4 ring gas hob with hidden extractor hood over. Recessed spotlights. Heat alarm. Under cabinet lighting. Two radiators.

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#### FIRST FLOOR

##### LANDING

Loft access. Smoke alarm. Storage cupboard.

##### MASTER BEDROOM

13'02 x 9'07 (4.01m x 2.92m)

Oak door. Double glazed window to front with blind. Radiator. TV point. Built in wardrobes.

##### EN-SUITE

6'04 x 5'09 extending to 8'08 (1.93m x 1.75m extending to 2.64m)

Oak door. Double glazed frosted window to front. Chrome ladder towel rail. Vanity mounted wash basin with mixer tap. Low level flush WC with concealed cistern. Tiled floor. Fully tiled shower cubicle with glazed door & mains powered shower. Shaver socket. Recessed spotlights.

##### BEDROOM TWO

8'08 x 11'00 extending to 14'01 (2.64m x 3.35m extending to 4.29m)

Double glazed window to rear with blind. Oak door. Radiator.

##### BEDROOM THREE

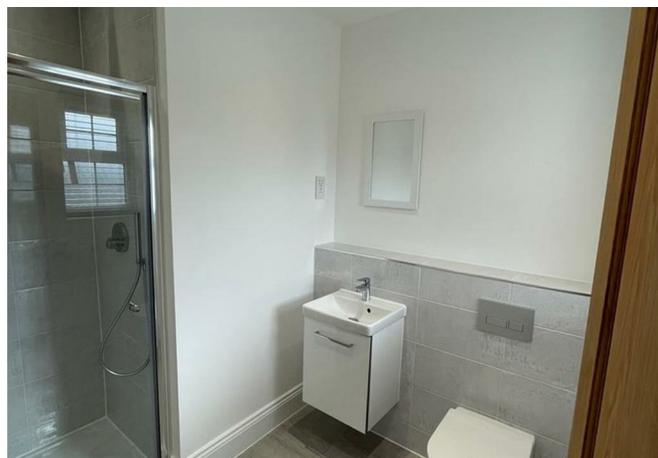
14'00 x 7'02 (4.27m x 2.18m)

Double glazed window to rear with blind. Oak door. Radiator.

##### BATHROOM

5'11 x 6'10 (1.80m x 2.08m)

Tiled floor. Extractor fan. Basin with mixer tap. Low level flush WC with concealed cistern. Bath with shower over. Part tiled. Recessed spotlights. Oak door. Shaver socket. Chrome ladder towel rail.





### **OUTSIDE**

Allocated parking to the front for two vehicles. Small lawn area to front with electric car charging point.

To the rear of the property is a fully enclosed garden mainly laid to lawn with patio area, gated side access and garden shed.

### **ADDITIONAL INFORMATION**

Council Tax Band B.

### **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**

On entering Dishforth from the A1/A168 interchange, take the second left turning onto Topcliffe Road. Take the third left onto the development and left again onto Pheasant Drive, the property can be located at the end of the cul-de-sac.





FLOOR PLANS

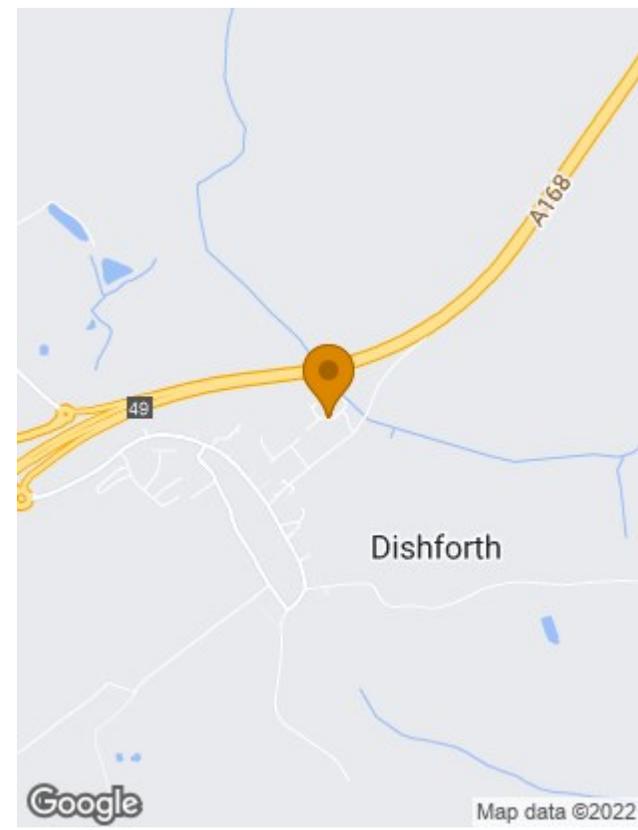
GROUND FLOOR



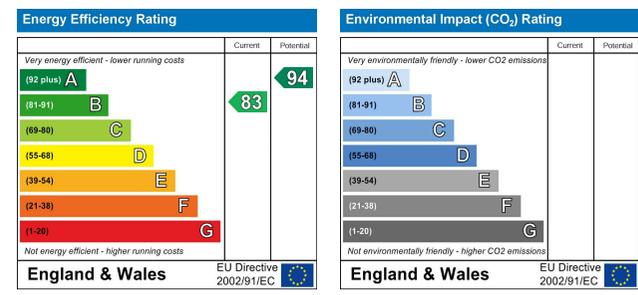
FIRST FLOOR



LOCATION MAP



ENERGY PERFORMANCE GRAPH



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

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