



59 Kings Gardens, Thirsk YO7 1NU
£185,000



JOPLINGS
Property Consultants



59 KINGS GARDENS

THIRSK, YO7 1NU

A well presented home in a the much sought after village of Sowerby close to the delightful market town of Thirsk. The property is ready to move in to and would be perfect for a first time buyer or buy-to-let landlord. A particular feature of this property is the excellent rear garden. Mostly laid to lawn at the moment but is large enough for a spectacular garden makeover. Ideal for those green fingered folk who love gardening or to keep as lawn for children to play or adults to entertain.

It's hard to think of a better located market town than Thirsk, nestling in the Vale of York, with the hills of the Dales and North York Moors looming in the distance. The town is smart and confident with a lovely mix of Georgian and medieval buildings, clustering around a thriving market square. Tourism is important (vet Alf Wight, aka James Herriot, had his practice here, luring visitors from across the globe), but it never seems to overwhelm the town. There is the added advantage of Thirsk Racecourse being more or less on the doorstep, providing a wonderful day out. The nearby A19 and A1 will speed you to Leeds or Newcastle in about one hour, whilst York and Harrogate are 40 minutes to the south. Grand Central offers direct rail services to London (2.5 hours) whilst Trans-Pennine connects Thirsk with all the major northern cities.

The accommodation briefly comprises; entrance hall, double aspect living room, fitted kitchen to the ground floor. To the first floor are two bedrooms and a bathroom. Outside there is a front garden, long driveway and a rear garden that is very large for the style of property. The property also benefits from gas central heating and double glazing.

No Upward Chain

ENTRANCE

Part opaque Double Glazed UPVC door gives access into the property.

HALLWAY

Stairs to the First Floor. Radiator.

KITCHEN

UPVC double glazed window to the rear and a further part opaque double glazed door leading out to the rear garden. Range of base and wall units with coordinating work surfaces and matching upstands. Stainless steel sink and drainer with mixer tap. Single electric oven and grill with halogen hob, brushed stainless steel splashback and extractor above. Space and plumbing for washing machine. Space for undercounter fridge. Breakfast bar. Understairs storage cupboard. High-level cupboard housing the consumer unit. Worcester combi gas boiler. Radiator.

LIVING ROOM

Dual aspect double glazed windows. Built-in low-level storage. Radiator.

BATHROOM

UPVC opaque double glazed window to the Side Suite comprising: bath with thermostatic shower over and glazed shower screen, pedestal wash hand basin and WC. Partial shower board walls. Radiator.

FIRST FLOOR

£185,000



LANDING

UPVC double glazed window to the Rear.

BEDROOM ONE

Dual aspect double glazed windows. Built in cupboards. Radiator.

BEDROOM TWO

Dual aspect double glazed windows. Built-in wardrobe. Radiator.

TO THE OUTSIDE

TO THE FRONT

The front garden is of a good size and is mainly laid to lawn with hedged boundaries and mature evergreen trees.

PARKING

The property benefits from driveway parking allowing off-street parking for multiple vehicles.

TO THE REAR

The property benefits from a great sized rear garden with gated access from the front driveway. The garden is mainly laid to lawn with mature evergreen trees and boundary hedging. Storage shed.

COUNCIL TAX

Council Tax Band B

SERVICES

Mains Water
Electricity
Drainage
Gas





DIRECTIONS

From our Thirsk Office, drive out of the Market Place on the A61. At the roundabout take the First exit onto Topcliffe Road (B1488). Turn left onto Gravel Hole Lane. Take the second left turn onto Kings Gardens. At the head of the cul-de-sac turn left and the property can be found on the right hand side.

A BIT ABOUT THIRSK

Thirsk is a picturesque Market Town which lies in the Vale of Mowbray and is known for its links with James Herriot and is close to Sutton Bank and the Kilburn White Horse.

Thirsk Market Place is at the centre of the town with a variety of local shops and amenities within easy walking distance. It also benefits from a variety of Primary Schools which feed into Thirsk School and Sixth Form College receiving a rating of Good in their latest Ofsted reports.

For those who commute ...

Thirsk has good links for the A1 and A19. For the train, Thirsk benefits from their station in Carlton Minniot, just a couple of minutes from the town with both a local train and a train to London's Kings Cross. For travelling further afield, Leeds Bradford Airport is approximately 51 minutes travelling distance, Teesside International Airport, 32 minutes and Newcastle Airport, 1 hour and 25 minutes.

OPENING HOURS

THIRSK: Monday - Thursday 9.00a.m - 5.30p.m

Friday 9:00am - 5:00pm

Saturday 9.00a.m - 1.00 p.m

Sunday Closed

JOPLINGS

Joplings is a long established independent practice of Chartered Surveyors, Residential and Commercial Sales & Letting Agents, Building Surveyors and Valuers with offices in both Ripon & Thirsk.

1/ Joplings Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and Joplings accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.

Terms of Website - Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property - The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use - By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.





FLOOR PLANS

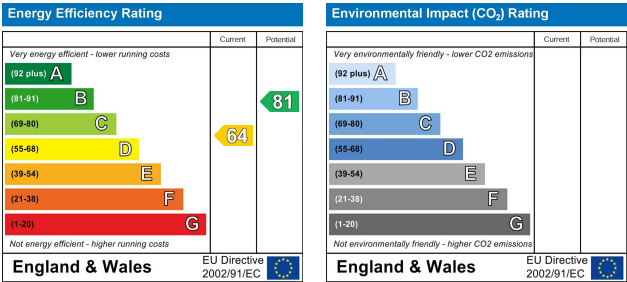
LOCATION MAP



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

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.