



21 Shaws Close

, Thirsk, YO7 1TP

Guide price £285,000



**** MODERN 4 BED TOWN HOUSE ** NO CHAIN ** WELL LOCATED FOR TOWN CENTRE ** Dining Kitchen with Patio Doors onto Garden | Good size Lounge | Main Bedroom with En-suite | Enclosed Rear Garden | Separate Garage**

This property is a 4 bed town house in a popular residential area. The property provides spacious family accommodation on three levels and comprises of an entrance hall, leading into dining kitchen, downstairs cloakroom, and bedroom/office. Stairs from the entrance hall lead up to the first floor landing with access to a good sized lounge, bedroom, and family bathroom. Stairs from the first floor landing lead up to the second floor with access to two double bedrooms, one of which has an en-suite.

Outside there is an enclosed rear garden mainly laid to lawn. A gate at the bottom of the garden opens onto a garage and parking space. To the front of the property is a small area with low level wall and railings.

The property benefits from gas central heating and double glazing.



Entrance Hall

Composite front door with sealed unit glass panes opens into entrance hall. Radiator. Inset ceiling lights. Smoke alarm. Fuse box. Ceramic tiled floor. Door opens into built-in under stairs cupboard. Spindle banister staircase leads to first floor accommodation. Separate doors from the hallway lead into,

Dining Kitchen

14'6" x 12'9" (4.44 x 3.91)

uPVC double glazed window overlooking rear garden. uPVC patio doors open onto rear garden. Fitted in a range of white glazed base and wall mounted units with wood effect work surfaces and tiled splashbacks. One and a half bowl stainless steel sink unit with mixer tap. Built in electric oven with four ring gas hob and stainless steel extractor hood over. Plumbed for automatic washing machine. Radiator. Inset ceiling lights. Ceramic tiled floor.

Bedroom Four/Office

12'4" x 7'8" (max) (3.77 x 2.34 (max))

uPVC double glazed window to front elevation. Radiator.

Downstairs Cloakroom

Low level WC. Pedestal hand wash basin with tiled splashbacks. Radiator. Ceramic tiled floor.

First Floor Galleried Landing

Spindled banister staircase from hallway leading to first floor accommodation. uPVC double glazed window to front elevation. Radiator. Smoke alarm. Separate doors leading to,

Lounge

12'10" x 12'4" (3.93 x 3.78)

Two uPVC double glazed windows to rear elevation. Radiator. TV and telephone points.

Bedroom Three

11'1" x 6'2" (3.40 x 1.90)

uPVC double glazed window to front elevation. Radiator.

Family Bathroom

Partly tiled with white three piece suite comprising of panelled bath with shower over and glass shower screen; pedestal wash hand basin; and low level WC. Radiator. Inset ceiling lights. Extractor fan. Vinyl flooring.

Second Floor Landing

Spindled banister staircase from landing lead to second floor accommodation. Access to roof space. Smoke alarm. Radiator. Separate doors leading into,

Main Bedroom

15'4" x 12'9" (max) (4.69 x 3.91 (max))

uPVC double glazed window to rear elevation. Radiator. Door leading into,

En-Suite

Shower cubicle with shower and folding door. Pedestal wash hand basin. Low level WC. Partly tiled. Radiator. Extractor fan. Vinyl flooring.

Bedroom Two

11'8" x 9'3" (3.56 x 2.82)

uPVC double glazed window to front elevation. Radiator. Built in airing cupboard housing hot water cylinder.

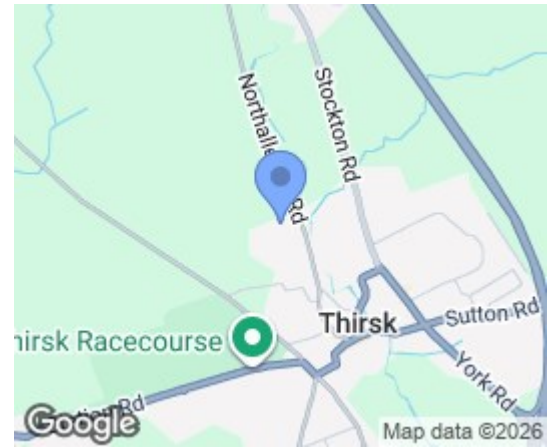
Garage

To the rear of the property via a shared driveway is a separate garage in a block of two with up and over door and parking space in front.

Outside

To the front of the house is a small area with low level boundary wall and railings. To the rear is an enclosed garden mainly laid to lawn. The garden has fenced boundaries providing a good degree of privacy. A wooden gate at the bottom of the garden opens onto the garage and parking space.

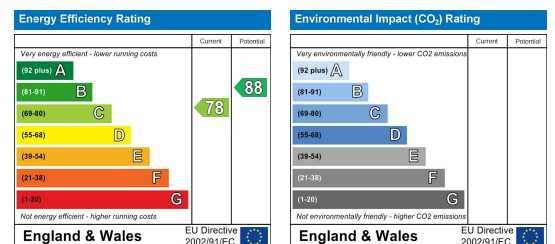
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.