

NOVE



36 Herriot Way, Thirsk

Thirsk

Guide Price **£375,000**

36 Herriot Way

Thirsk, Thirsk

Welcome to this spacious four-bedroom detached home, perfectly situated in a popular, established estate and offering a welcoming atmosphere from the moment you step inside. The generous entrance hall leads to a bright lounge, ideal for relaxing with family or entertaining guests. The kitchen is well-appointed with modern fittings and plenty of storage, and there's a separate dining room for those memorable meals. Each bedroom is comfortably sized, with the principal suite featuring ample wardrobe space and an en-suite for added convenience. The family bathroom is stylish and well-lit, complementing the home's fresh décor throughout. With energy-efficient solar panels generating around £700 annually, you'll enjoy both comfort and cost savings. The property boasts multi-vehicle parking at the front, making it convenient for families and visitors alike. With field access to the rear, you'll benefit from privacy and a lovely open outlook. This home is freehold, with an EPC rating of B and council tax band E, making it both practical and inviting. Inside, the versatile layout allows you to create the perfect blend of living, working, and entertaining spaces to suit your lifestyle.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Established estate location
- Solar Panels generating circa £700 annually
- Field access to the rear
- multi vehicle parking





Hall

On entering the property you are welcomed into the hall, offering stairs to the first floor and access to all ground floor rooms.

Sitting Room

16' 10" x 13' 1" (5.14m x 3.98m)

The sitting room benefits from a bay window to the front elevation, allowing plenty of natural light. The room features wood-effect flooring and an electric stove, creating a warm and inviting space for relaxing.

Dining Room

13' 1" x 13' 6" (3.98m x 4.12m)

To the rear of the property is a generous dining room with wood-effect flooring and patio doors opening onto the rear garden, making it perfect for entertaining or family meals.

Kitchen

15' 5" x 9' 4" (4.71m x 2.85m)

The kitchen is fitted with a range of wood-effect wall and base units, a Neff hob, and a double electric oven. A window overlooking the garden provides natural light, while a large under-stairs storage cupboard offers useful additional space. The floor is tiled with natural coloured floor tiles.

Utility Room

10' 2" x 5' 7" (3.10m x 1.71m)

Leading from the kitchen is a utility room with tiled flooring, plumbing for a washing machine and dryer, and housing the combi boiler. The room also provides access to the outside via an external door and includes a window to the side elevation.

Downstairs toilet

5' 6" x 3' 1" (1.68m x 0.94m)

A convenient ground floor cloakroom includes a WC, basin, and a window to the side.



Landing

The first floor landing offers access to all first floor rooms and additional storage.

Principle Bedroom

12' 10" x 12' 10" (3.91m x 3.90m)

The principal bedroom is a large double room with two windows to the front elevation and mirrored fitted wardrobes

En suite

7' 0" x 4' 3" (2.14m x 1.29m)

en-suite shower room which is fully tiled and fitted with a WC, basin, electric shower, and window to the side.

Bedroom Two

Bedroom two is another spacious double, featuring a large window overlooking fields to the rear and mirrored wardrobes

Bedroom Three

8' 9" x 8' 6" (2.66m x 2.60m)

Bedroom three is positioned at the front of the property with a window to the front elevation,

Bedroom Four

9' 5" x 7' 10" (2.86m x 2.40m)

Bedroom four overlooks the rear fields and includes wood-effect flooring.

House Bathroom

The family bathroom is fitted with wood-effect flooring, a double shower with dual shower heads, and a basin positioned beneath a large obscured glass window to the rear, providing both light and privacy.





GARDEN

The large rear garden is mainly laid to lawn with established beds, with access to the side of the property and the field beyond.

GARAGE

Single Garage

Measuring 5.04 x 2.42m the garage has an electric door to the front and pedestrian door to the side. There is power and lights.



Herriot Way

SUBMITTED BY
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CREATED ON
2026-03-06

DETAILS

Total area: 124.26 m²
Living area: 113.10 m²
Floors: 2
Rooms: 23

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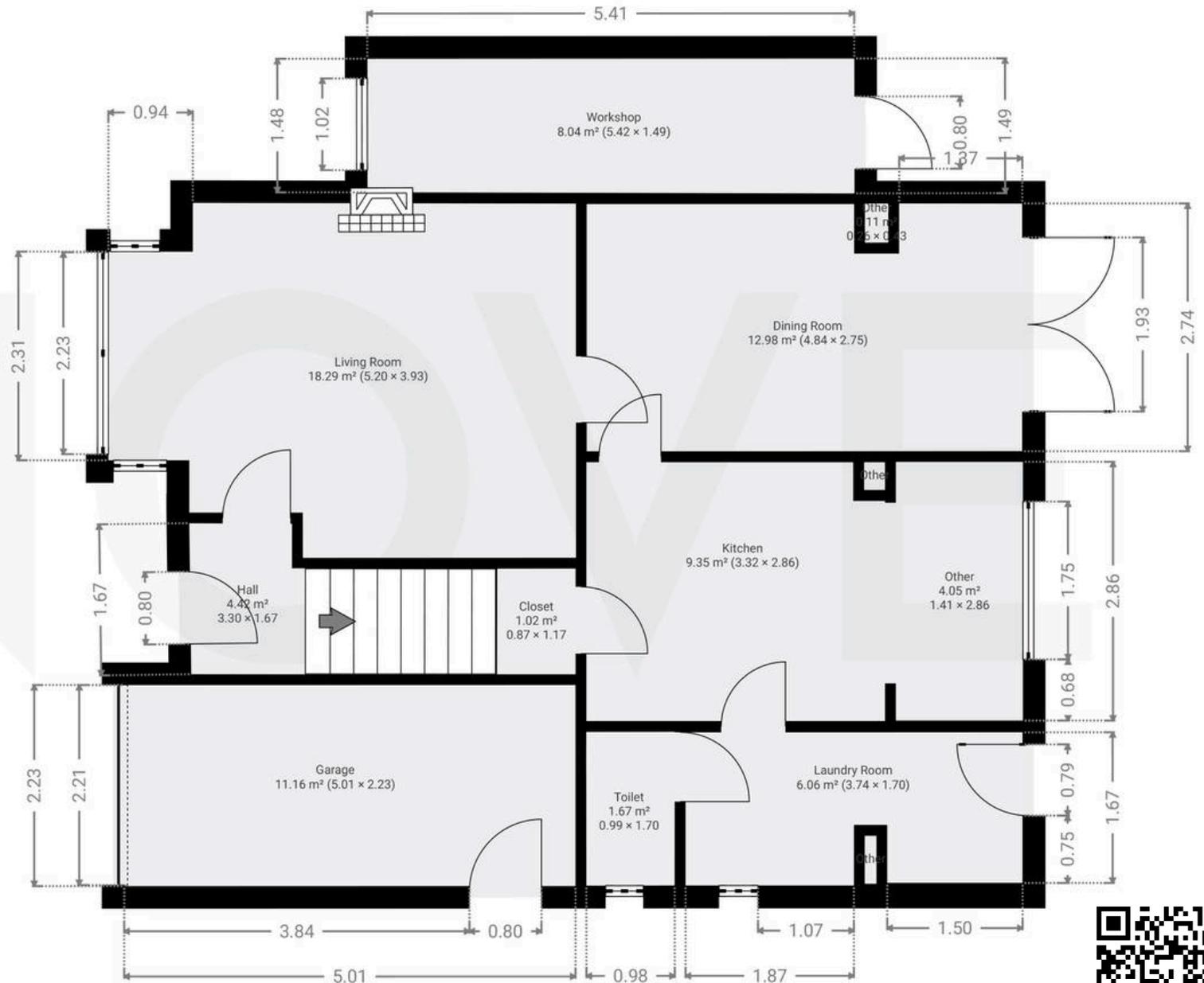
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0.0 0.5 1.0 1.5 2.0m
1:64

▼ Ground Floor

TOTAL AREA: 77.24 m² · LIVING AREA: 66.08 m² · ROOMS: 13



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