

# NOVE

27 Herriot Way, Thirsk

Thirsk

Guide Price £350,000



# 27 Herriot Way

## Thirsk

Nove is delighted to bring to the market this well presented three bedroom detached house, situated within the popular St Marys estate on the edge of Thirsk. Named in tribute to the town's most famous former resident, author and vet James Herriot, Herriot Way sits within an established residential development that continues to be in strong demand thanks to its family friendly feel and easy access into the town centre, with its market square, shops, schools, and rail links all within easy reach. The estate is well regarded for its quiet, settled character while remaining just a short walk or drive from everything Thirsk has to offer.

This particular home occupies a generous plot with parking for several vehicles to the front, and has been thoughtfully improved by the current owners, including the conversion of the garage into a versatile second reception room or snug. Windows and doors were replaced in 2020, the Worcester Bosch boiler was upgraded the same year, and the kitchen was newly fitted within the last twelve months, meaning the property offers a genuinely turnkey opportunity for its next owners.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached property
- Off-road parking
- Landscaped garden
- Decked patio area
- Multiple outdoor seating areas
- Modern kitchen with integrated appliances
- Ample natural light throughout





### Hallway

Access is via a recently fitted composite front door into a hallway with doors to both living areas and stairs rising to the first floor.

### Snug

14' 0" x 8' 4" (4.26m x 2.53m)

Formerly the garage, now converted to provide a versatile second reception room and used as a home office. Carpeted and neutrally decorated, with a double glazed window to the front elevation.

### Living Room

13' 7" x 12' 3" (4.14m x 3.73m)

A carpeted and neutrally decorated reception room with fitted floor to ceiling storage and a recess housing the television. Glazed double doors lead through to the kitchen/diner.

### Kitchen/Diner

15' 5" x 11' 2" (4.71m x 3.41m)

Fitted with a range of shaker style units finished in sage green with contrasting worktops, herringbone style flooring throughout, and an integrated gas hob with extractor over and single oven. Space is provided for further freestanding appliances. The dining area has French doors opening onto the rear garden, with a further door leading to the utility room. The under stairs cupboard provides additional storage.

### Utility Room

8' 3" x 6' 3" (2.51m x 1.90m)

Fitted with matching units, space and plumbing for a washing machine, and space for a fridge freezer. A window overlooks the side and a door provides access out to the rear garden. The ground floor toilet is also set off from here.

### Toilet

Set off from the utility, with low level W.C and hand basin.





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### First Floor Landing

Carpeted landing giving access to all first floor rooms, with a storage cupboard and loft hatch.

### Bedroom One

12' 7" x 8' 10" (3.84m x 2.68m)

A front facing double bedroom with mirrored built in wardrobes and an en suite shower room.





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A front facing double bedroom with mirrored built in wardrobes and an en suite shower room.

### Ensuite

6' 8" x 6' 4" (2.04m x 1.92m)

Tiled shower room fitted with a shower enclosure, twin sink vanity unit, WC, and heated towel rail.

### Bedroom Two

16' 2" x 8' 4" (4.92m x 2.53m)

A further double bedroom to the front elevation, carpeted throughout.

### Bedroom Three

10' 0" x 8' 10" (3.05m x 2.70m)

A third bedroom to the rear elevation, carpeted throughout.

### Bathroom

6' 4" x 6' 2" (1.92m x 1.87m)

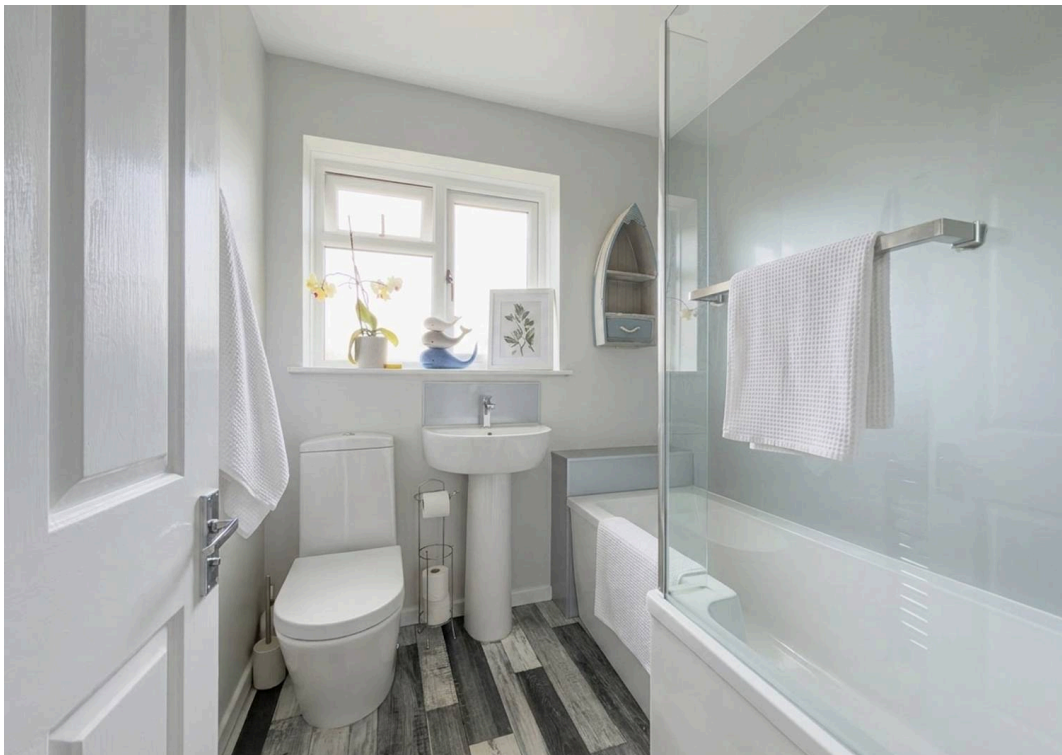
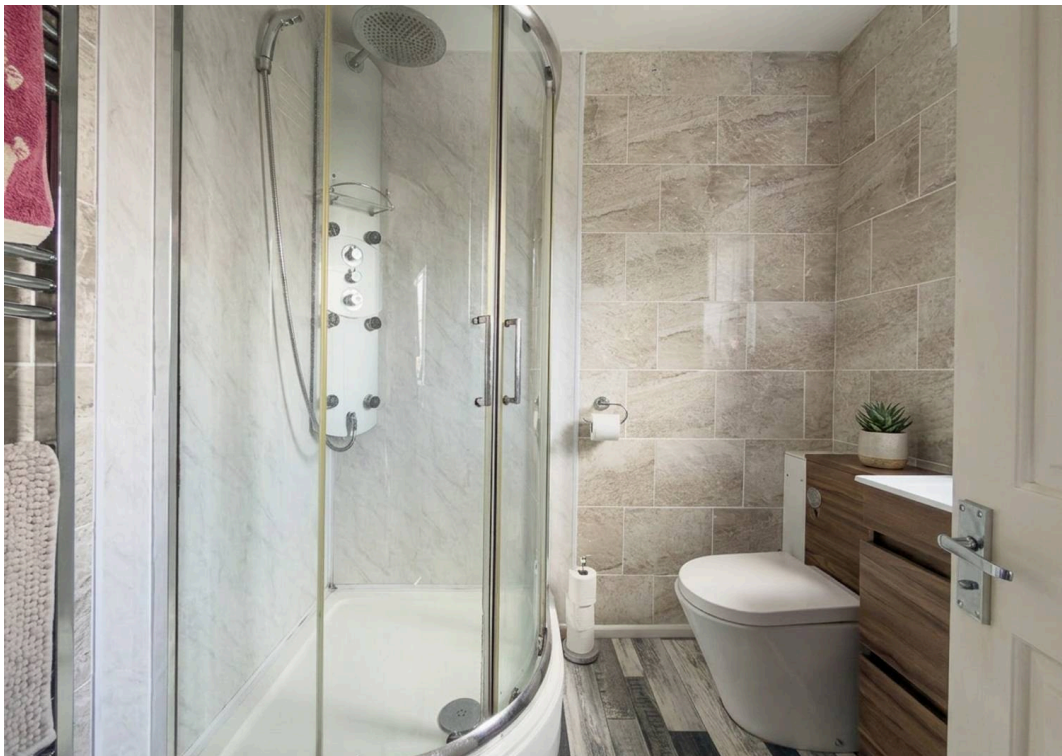
Fitted with a bath with rainfall showerhead over, wash hand basin, and WC.

### Outside

To the front, the property benefits from a driveway providing parking for up to three vehicles. The rear garden is enclosed by timber fencing and laid mainly to lawn with well stocked borders. A block paved patio and raised timber decked seating area provide space for outdoor dining and entertaining.







## 27 Herriot Way

## SUBMITTED BY

Nove Property

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## CREATED ON

22 July 2026

## DETAILS

Total area: 98.92 m<sup>2</sup>Living area: 98.92 m<sup>2</sup>

Floors: 2

Rooms: 15

## Nove

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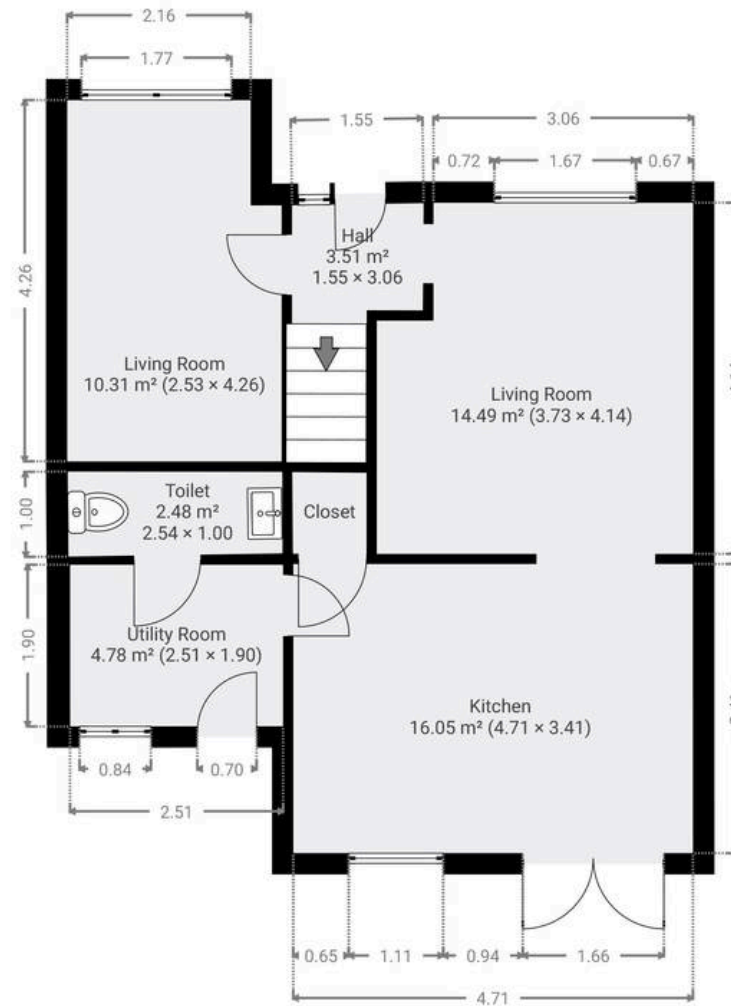
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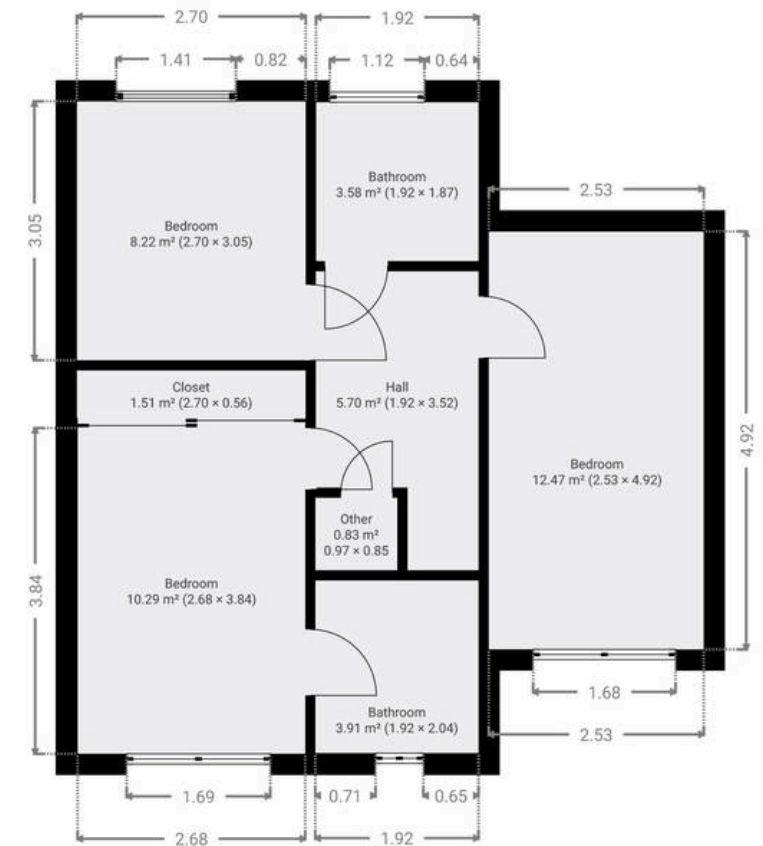
## ▼ Ground Floor

TOTAL AREA: 52.42 m<sup>2</sup> • LIVING AREA: 52.42 m<sup>2</sup> • ROOMS: 7



## ▼ 1st Floor

TOTAL AREA: 46.49 m<sup>2</sup> • LIVING AREA: 46.49 m<sup>2</sup> • ROOMS: 8







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