

NOVE



31 Woolmoor Close, Thirsk

Thirsk

Guide Price £199,000

# 31 Woolmoor Close

Thirsk, Thirsk

Introducing this delightful 2 Bedroom Semi Detached Bungalow, perfectly positioned in a chain-free setting. Boasting the convenience of a garage and the comfort of gas central heating. The spacious interior is thoughtfully designed for optimal functionality with generous room dimensions that create a sense of openness and versatility.

Outside, the property offers a front garden with a harmonious mix of lawn and convenient gravel parking spaces. The rear garden, accessible through a secure gated driveway, presents a lawn area and includes the added bonus of the garage. Furthermore, the side driveway extends down to the rear garage, providing ample off-street parking for multiple vehicles. The free-standing garage features a convenient up-and-over door for easy access and a pedestrian door at the side, ensuring both practicality and security. This property truly offers a perfect blend of interior comfort and exterior convenience, making it a must-see for prospective homeowners seeking a peaceful retreat.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Semi Detached Bungalow
- Chain Free
- Garage
- Gas Central Heating





### Hall

Entering through the UPVC front door, the hall offers access to the Kitchen and Lounge and benefits from a storage cupboard housing the Gas boiler which was replaced around 2 years ago and the Electric Fuse Board.

### Kitchen

10' 1" x 7' 11" (3.08m x 2.42m)

Fitted Kitchen with a range of base and wall units, space for a cooker and washing machine. The room has a double glazed window to the side and UPVC door leading out to the driveway.

### Living Room

17' 4" x 9' 8" (5.29m x 2.95m)

A large Living Room, carpeted and decorated in neutral tones. There is a large box window to the front allowing plenty of natural light. A large, wall mounted radiator is linked to the central heating system and a wall mounted electric fire adds a secondary option.

### Bedroom One

11' 11" x 9' 9" (3.63m x 2.97m)

A double bedroom, situated to the rear with large UPVC window overlooking to the garden. Neutrally decorated with wall mounted radiator.

### Bedroom Two

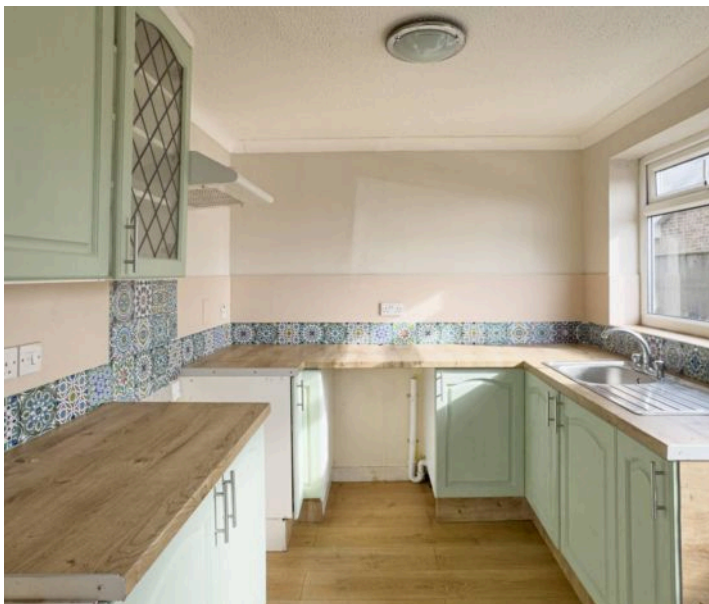
8' 5" x 7' 11" (2.57m x 2.42m)

The second bedroom can be used as a guest room or study/hobby room. Views out to the garden.

### Bathroom

7' 0" x 4' 8" (2.13m x 1.42m)

A fully tiled bathroom, decorated in neutral tones and consisting of a white toilet, hand basin and bath with plumbed shower over. A new extractor fan has recently been fitted and the room also benefits from a double glazed window with obscured glass.



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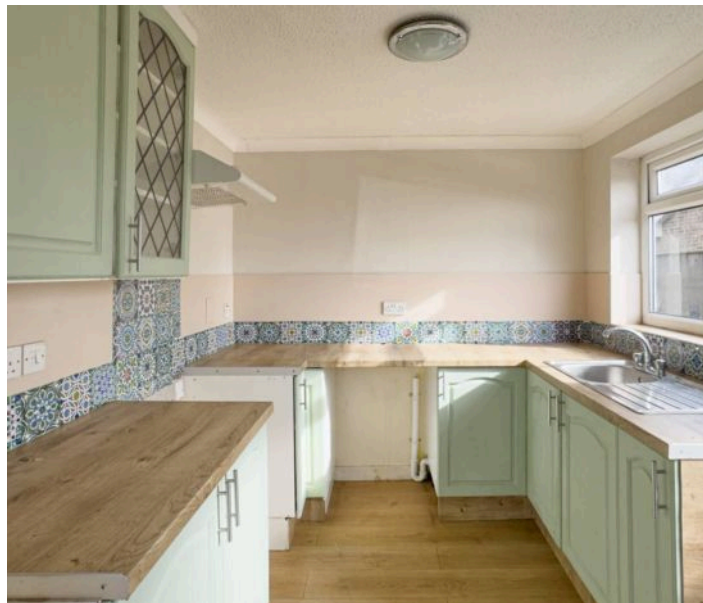
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## FRONT GARDEN

To the front is a small garden, part lawned and part gravelled for some additional parking if required.

## GARDEN

To the rear, accessed via a gated driveway is the rear garden which is mainly laid to lawn and includes the garage.

## DRIVEWAY

3 Parking Spaces

To the side of the property the driveway runs down to the garage at the rear, offering off street parking for multiple vehicles if required.

## GARAGE

Single Garage

The free standing garage has up an dover door to the front and pedestrian door to the side.





## My New Project

SUBMITTED BY  
Nove Property  
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01845470047

CREATED ON  
2025-03-04

DETAILS  
Total area: 46.98 m<sup>2</sup>  
Living area: 46.98 m<sup>2</sup>  
Floors: 1  
Rooms: 9

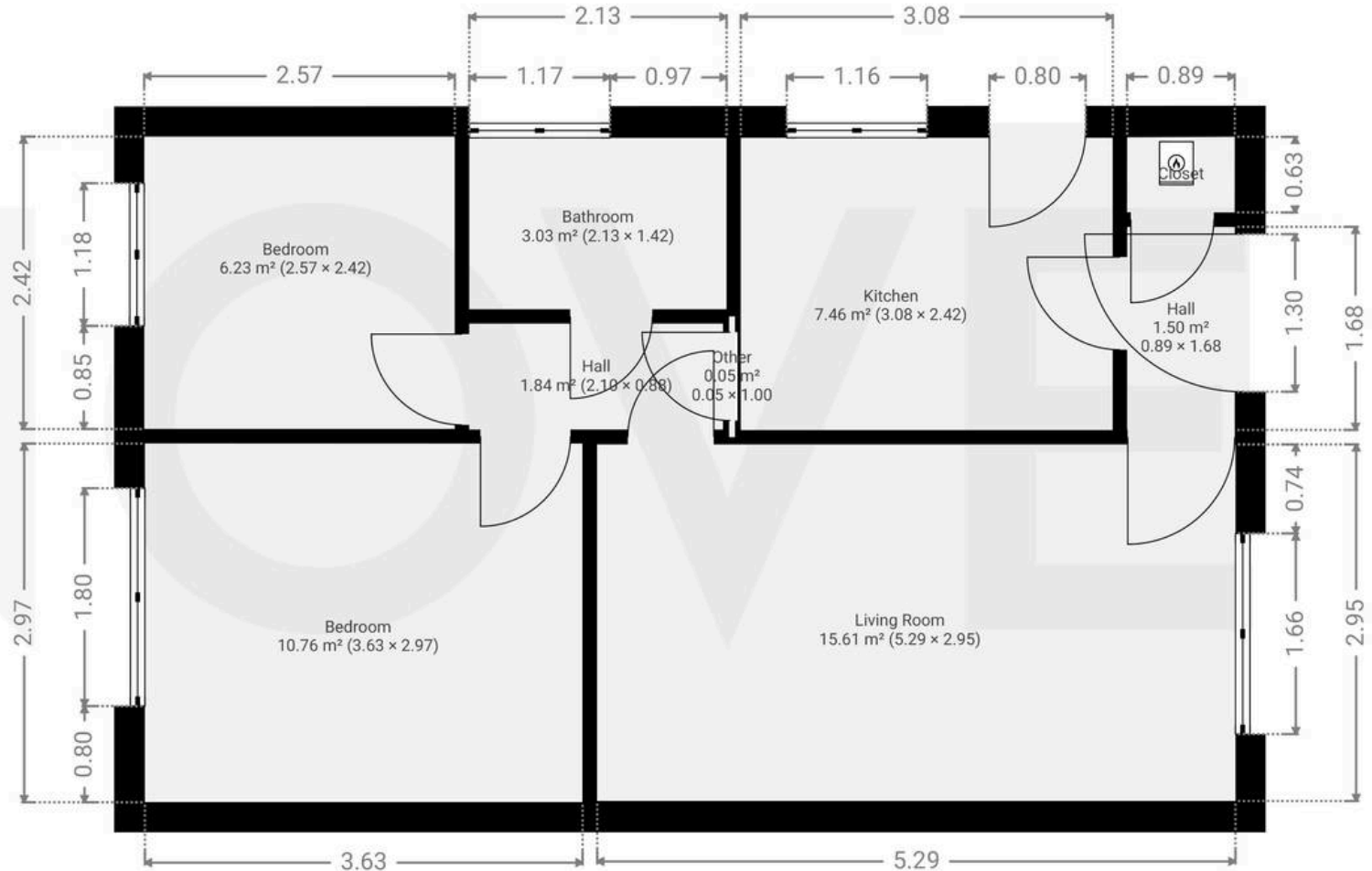
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THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0.0 0.5 1.0 1.5 2.0m  
1:55

## ▼ Ground Floor

TOTAL AREA: 46.98 m<sup>2</sup> · LIVING AREA: 46.98 m<sup>2</sup> · ROOMS: 9



NOVE



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