



75 OLIVETTE CRESCENT  
Thirsk





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# 75 OLIVETTE CRESCENT

Thirsk, YO7 1TZ

The Addingham is a superb property recently constructed by Bellway Homes. Offering four bedrooms and a delightful open plan kitchen and dining area, this property will appeal to families and downsizers alike.

## ACCOMMODATION

Constructed by Bellway Homes  
Addingham design  
Four bedrooms  
Two bathrooms  
Enclosed gardens  
Detached summer house/office  
Perfect for young families  
Integral garage and driveway



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## Description

75 Olivette Crescent is a super four bedroom detached home positioned centrally within this modern sought-after development on the outskirts of Thirsk. Constructed by Bellway Homes the property is the 'Addingham' design and this offers superb accommodation that will suit various purchaser types. From young families to downsizers the property, which is immaculate throughout, comprises:

To the ground floor: Entrance hall with stairs off, door to garage with concealed storage unit, sitting room with window to the front elevation and under stairs storage cupboard. Delightful open plan dining kitchen with extensive range of wall and floor mounted units with integrated appliances, French doors to the garden, door through to the utility room with side entrance door, cloakroom/w.c.

To the first floor: Landing with airing cupboard, principal bedroom with built in wardrobes, en suite shower room, three further double bedrooms one with built-in wardrobes and the house bathroom.







### Externally

To the outside: There is a pretty garden to the front with beautiful beds and lawn. The driveway offers parking for a number of vehicles and leads to the garage. The rear garden is low maintenance and has the benefit of a superb summer house (3.60m x 2.37m). This is currently utilised as an additional reception room, but could equally be used as a home office or playroom for children and is a fantastic addition to the home. There is also a useful garden shed which, like the summerhouse, has its own provision of power and light.

### The Appeal of our Home - The Owners' Insight

We love the quiet location which is convenient for the station and town. The house is extremely energy efficient which means low bills which is definitely a plus.



### Situation and Amenities

Situated within walking distance of Thirsk town centre this area is popular with families as it is close to both primary and secondary schools. The property is easily accessible being only a short walking distance from the centre of Thirsk, a thriving market town with an expanding array of amenities. Thirsk has excellent transport links as the town has its own train station with regular trains to London Kings Cross, Newcastle and Edinburgh making it ideal for commuters. The A1 motorway network is also only a short drive away.

### Local Authority and Council Tax Band

North Yorkshire Band D

### Services

The property has all mains services connected.

### Tenure

Freehold. Please note there is an annual maintenance charge for the development of £150.

### Particulars and Photographs

The details were written and photographs taken July 2024

### What 3 Words

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### Viewings

Strictly by appointment with GSC Grays 01423 590500

### Agents Note

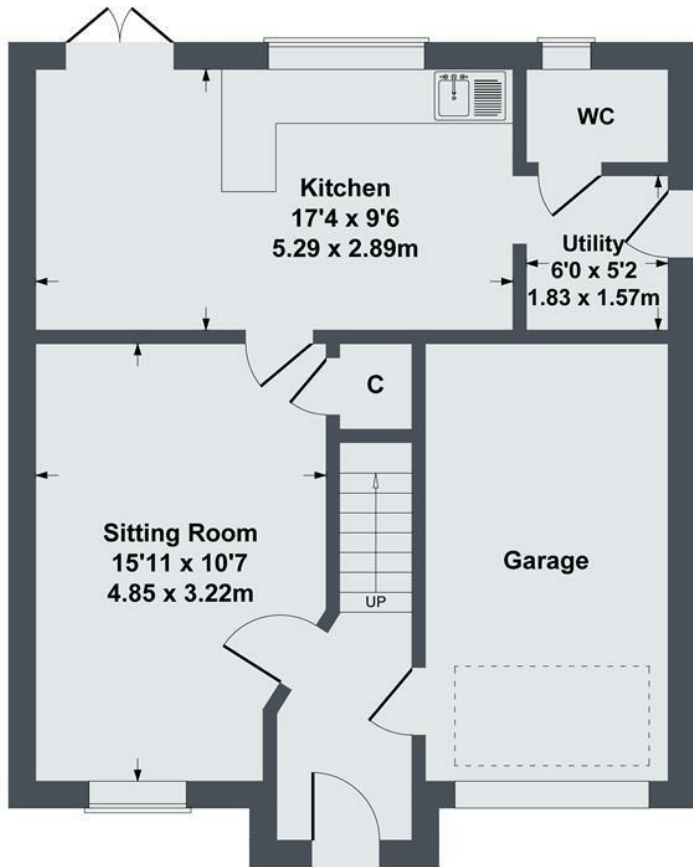
The property is being sold on behalf of a relative of an employee of GSC Grays.



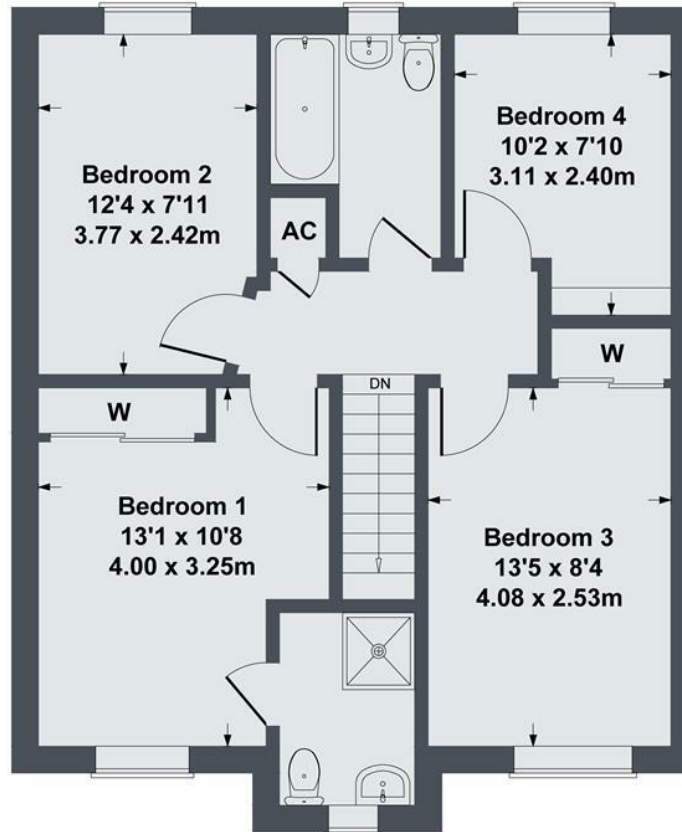
# 75 Olivette Crescent Thirsk

Approximate Gross Internal Area

1216 sq ft - 113 sq m



**GROUND FLOOR**



**FIRST FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

