

# HUNTERS<sup>®</sup>

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## Meadowfields

Chapel Street, Thirsk, YO7 1TH

Asking Price £180,000



With close and level access to Thirsk market place and local amenities. Meadowfields offers independent and accessible accommodation. Purpose built for over 55's, the development offers on-site care, communal lounges and well maintained gardens and terraces. Direct access to Thirsk Library and The Bistro.

The property offers modern accommodation, briefly comprising; two bedrooms, living rooms, modern kitchen and wet room. Please be advised that the price illustrated is for shared ownership.



### Entrance Hall

Doors off to both bedrooms, living room, wet room and useful storage cupboard.

### Living Room 15'5" x 12'4" (4.72 x 3.76)

A inviting and airy room with a large double glazed window over looking the rear gardens. Open to:

### Kitchen 11'0" x 7'4" (3.36 x 2.25)

Fitted with a range of floor and wall mounted units with matching work-surfaces. Eye level electric cooker, electric hob with canopy extractor hood over and a stainless steel sink with mixer tap. Space and plumbing for an automatic washing machine.

### Bedroom One 14'6" x 9'11" (4.42 x 3.04)

With double glazed window to the rear elevation, this is a good sized room.

### Bedroom Two 10'11" x 8'2" (3.35 x 2.49)

With double glazed window to rear elevation.

### Wet Room 8'5" x 6'8" (2.59 x 2.04)

Fitted with white suite comprising, wash hand basin, low flush WC and shower. Tiling to splash back areas and half height to walls.

### Storage Cupboard

Good sized walk-in storage cupboard with shelving, the room has light and provides a useful storage space.

### Communal Areas

A particular feature of Meadowfields are the communal lounges and active social calendar. To the ground floor is a large residents lounge with access to The Bistro and the rear gardens. This area hosts regular social activities and is central to the welcoming and social atmosphere of the development.

There is a further lounge area on the second floor, with windows and doors to the terrace which enjoys an outlook towards The Flatts and countryside beyond.

### Service Charges

We have been informed the property is leasehold with a 125-year lease from 1st January 2015.

Ground rent and the annual service charge (which includes full maintenance of the property and gardens) is £5,723.04 approx. per annum.

Shared ownership is where you buy the lease for a property at a percentage of the full market value. The percentage you buy may vary from property to property. The successful purchaser is acquiring 75% whilst Housing 21 retain the remaining 25%. Please note, we have been informed that there is no additional rent to be paid to Housing 21

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

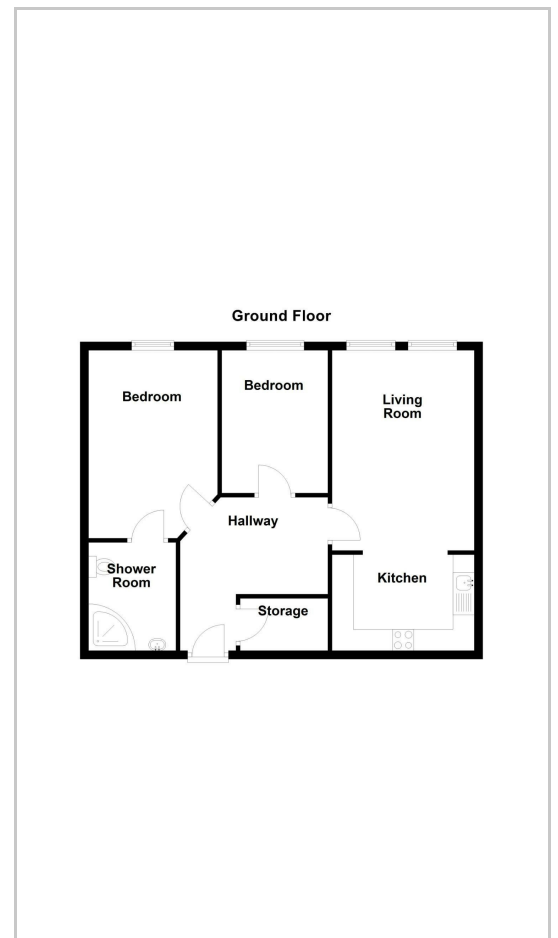
48a Market Place, Thirsk, YO7 1LH

Tel: 01845 440044 Email: thirsk@hunters.com https://www.hunters.com

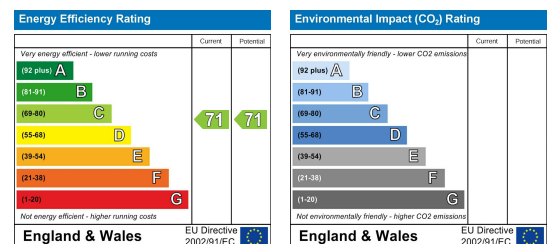
### Area Map



### Floor Plans



### Energy Efficiency Graph



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