HUNTERS®

HERE TO GET *you* THERE

The Flatts

Sowerby, Thirsk, YO7 1LY

Asking Price £550,000

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Council Tax: E

The Garth The Flatts

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Entrance Hall
Accessed via a half glazed door, the hallway gives access to all ground floor rooms and is laid with a Parquet wooden floor. Return staircase with turned wooden spindles and handrail.

Living Room
17'10" x 12'11" (5.46 x 3.96)
A light and airy room with windows to three elevations. Coal effect gas fire on granite hearth with wooden mantle.

Dining Room
14'11" x 12'11" (4.55 x 3.94)
With French doors and sidelights giving access to the rear garden, there are two additional windows to the bay and a gas flame effect fire in a traditional surround. Coving to ceiling

Kitchen
12'11" x 10'5" (3.96 x 3.20)
Fitted with a good range of wall and floor units in a traditional wood effect and with complementary worktops over. Fitted electric oven with gas hob and extractor hood over. One and a half stainless sink and drainer with swan neck tap over. Windows to two elevations and door to the side. Two useful walk-in store rooms. Recessed ceiling downlights.

Cloakroom
Low flush WC and hand basin. Obscure glazed window.

First Floor
Galleried landing with window to the front elevation.

Landing
Galleried landing with window to the front elevation.

Bedroom One
18'0" x 12'11" (5.49 x 3.96)
A very good size bedroom with the benefit of four windows to three elevations. Useful storage cupboard.

Bedroom Two
14'11" x 12'11" (4.55 x 3.94)
With a very deep bay window glazed to three sides and overlooking the rear gardens. Fireplace. Useful built-in storage cupboard.

Bedroom Three
12'11" x 10'7" (3.96 x 3.23)
Window overlooking the rear gardens and with two useful built-in storage cupboards.

House Bathroom
Fitted with a three piece suite in white comprising; bath with shower over and glass screen, low flush WC and pedestal hand basin. Part tiled walls, wall mounted fan heater and obscure glazed window to the front aspect. Built-in storage.

WC
Low flush WC with obscure glazed window to the front elevation.

Gardens
The generous gardens are a particular feature and surround the property. Lawns to the front and rear are bounded by mature tress and shrubs and are intersected by paved paths and a pond. There is a substantial timber workshop and a two further sheds.

Tel: 01845 440044

Parking

Parking for a number of cars is provided by the brick-set driveway area leading to the shed.

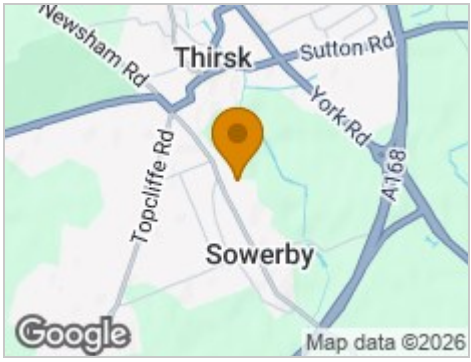
Access

The property is accessed by a private road over which it holds a right to access.

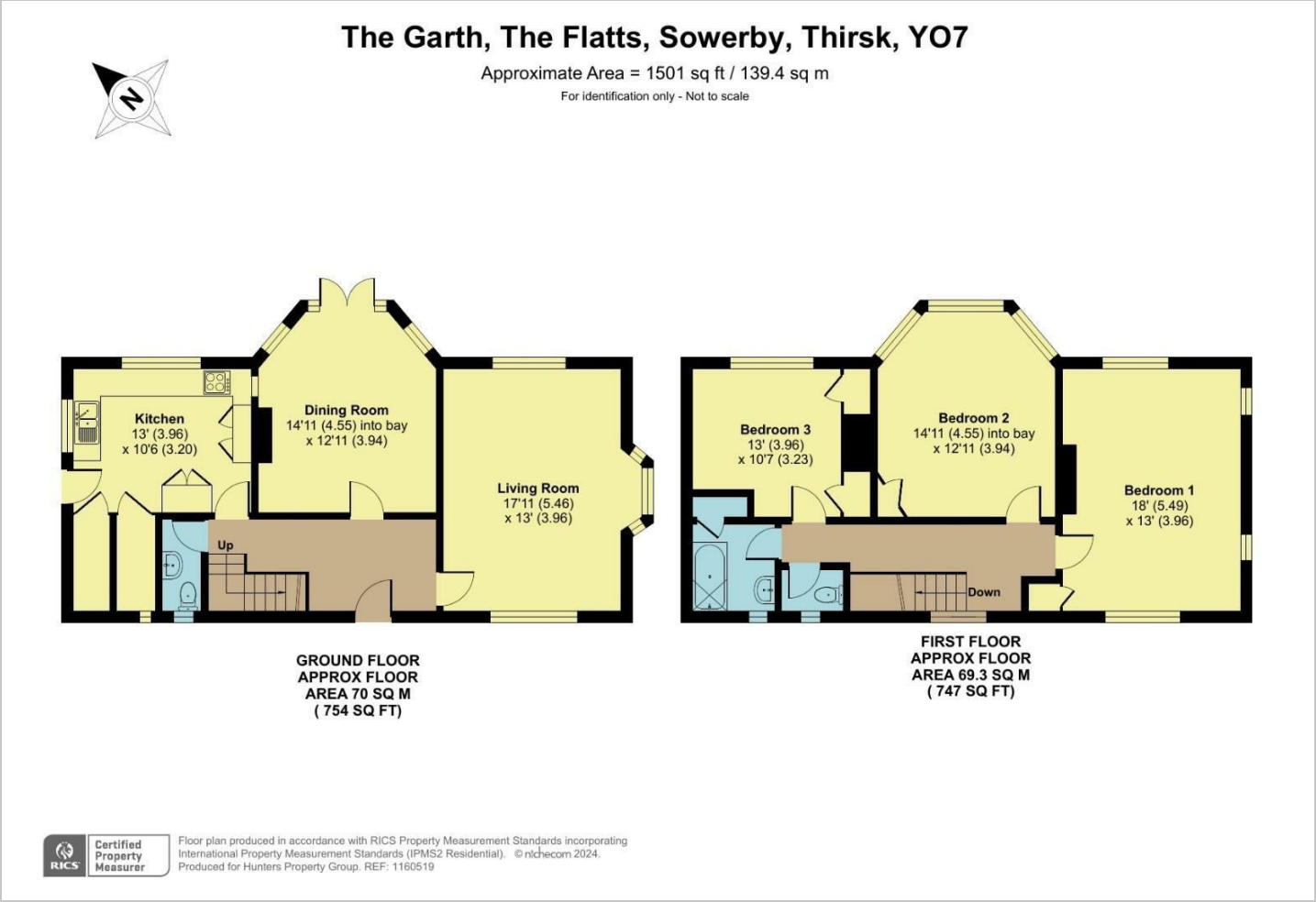
Road Map

Hybrid Map

Terrain Map



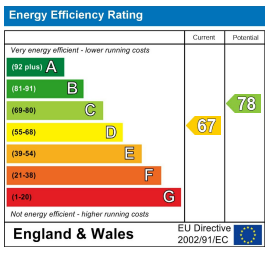
Floor Plan

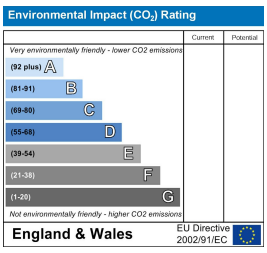


Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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.

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