HUNTERS®

HERE TO GET *you* THERE



Kirkgate

Thirsk, YO7 1PL

Price Guide £175,000

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Council Tax: B





3 Brewers Court Kirkgate

Thirsk, YO7 1PL

Price Guide £175,000





Situated a short distance from Cod Beck and the surrounding green space, he property forms part of a converted brewery which dates back to the 19th Century. The original chimney stands proudly as a prominent architectural feature of the building.

The property is accessed via an attractive courtyard and benefits from dedicated off street parking. A shared entrance leads into a communal stairwell. The flat entrance door opens into a hallway, with two bedrooms and a recently refurbished family bathroom. Within easy walking distance of the town centre, giving access to all local amenities and transport links. The internal accommodation briefly comprises; reception hall, lounge, dining room, kitchen, three bedrooms and a bathroom. The property benefits from gas central heating, part secondary glazing and a parking space. Viewing is highly recommended.

Communal Entrance
Part-glazed timber door leads into a Communal Hallway. Stairs lead up to the First Floor.

Entrance Hall
Wooden door opening into the apartment hallway, with doors off to all rooms and useful store cupboard housing the gas central heating boiler. There is a spacious cupboard/pantry located near the kitchen.

Kitchen
9'6" x 9'8" (2.90 x 2.95)
Fitted with a range of wall and floor mounted units with matching roll top work-surfaces. Stainless steel sink and drainer with mixer tap, cooker with extractor over. Space and plumbing for washing machine and dishwasher. South facing window to the front elevation, provides ample natural light.

Dining Room
15'5" x 9'3" (4.72 x 2.82)
Engineered Oak flooring, central heating radiator and window to rear side aspect. Steps to lounge.

Lounge
20'11" x 11'1" (6.40 x 3.38)
A lovely, spacious room with two South facing windows with secondary glazing. Two central heating radiators.

Bedroom One
12'2" x 9'3" (3.71 x 2.84)
Double room benefitting from built-in wardrobes. Windows to both the side and rear elevations and central heating radiator.

Bedroom Two
14'9" x 8'9" (4.50 x 2.67)
South facing window with secondary glazing to the front elevation. A good-sized double room. Radiator.

Bedroom Three
15'3" x 8'7" (4.67 x 2.62)
South facing window to the front aspect and central heating radiator.

Shower Room
White suite comprising; wash hand basin, low flush WC and panelled bath with shower and screen over. Opaque window to the Rear. Attractive tiled splashback and central heating radiator.

Parking
The property comes with one allocated parking space.

Lease Details - We have been provided the lease

details from the vendor confirming the management cost is £400 per annum with additional fees for regular work or maintenance. When buying the property you buy a share of the freehold through the management company. There is 959 years remaining on the lease.

We would anticipate the property achieving £750.00 PCM for rent.

Anti Money Laundering Regulations - Thirsk

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





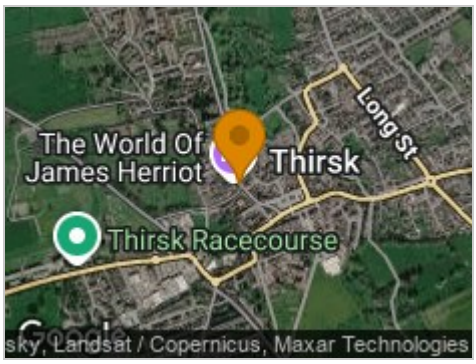




Road Map



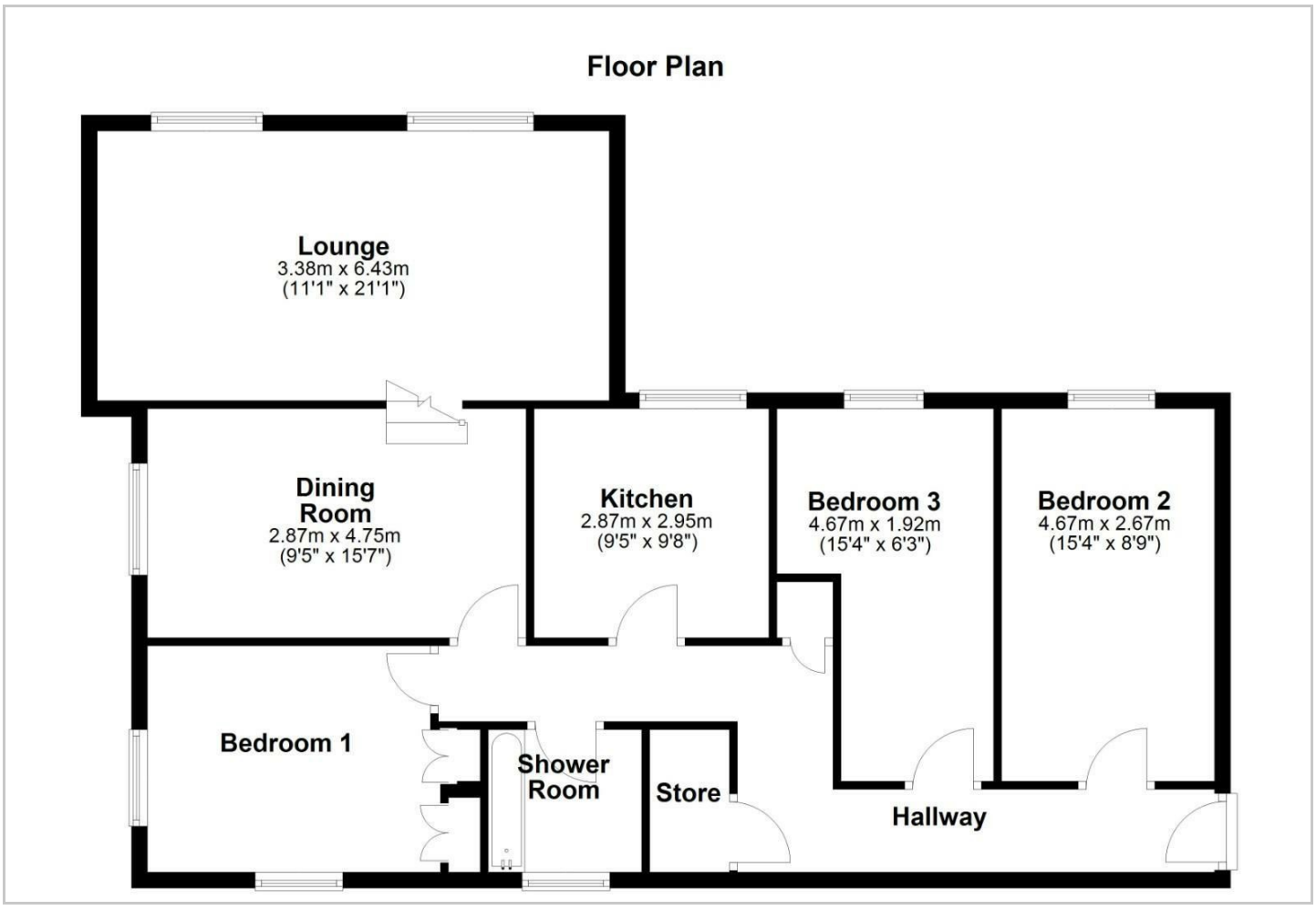
Hybrid Map



Terrain Map



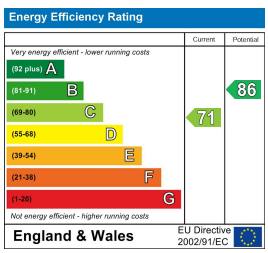
Floor Plan

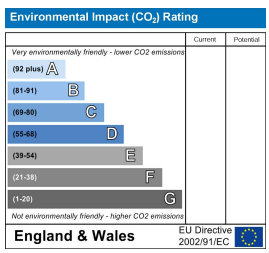


Viewing

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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