

# HUNTERS®

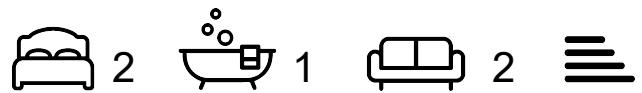
HERE TO GET *you* THERE



## Ingramgate

Thirsk, YO7 1DD

Auction Guide £350,000



Council Tax:





# Conifers 8A, Ingramgate

Thirsk, YO7 1DD

## Auction Guide £350,000



### AUCTION INFORMATION

\*FOR SALE VIA THE MODERN METHOD OF AUCTION \* GUIDE PRICE £375,000 \* BIDDING CLOSES (TBA)\* RESERVATION FEE APPLIES \* FOR BIDDING AND LEGAL INFORMATION PLEASE VISIT [HUNTERS.COM/AUCTIONS](http://HUNTERS.COM/AUCTIONS)

### The Conifers

A substantial detached bungalow set on the edge of Thirsk Market Place. The property offers the opportunity to create a unique home of some substance, set in extensive gardens.

### Porch

Glazed double doors lead into

### Reception Hall

12'2" x 11'0" (3.72 x 3.37)

With useful storage cupboard, access to all primary ground floor rooms

### Living Room

19'10" x 14'11" (6.07 x 4.56)

Oversize picture window to the front elevation and three further windows to the side elevations, means this room is flooded with natural light. Feature stone fireplace.

### Dining Kitchen

14'6" x 13'9" (4.43 x 4.21)

Fitted with a good range of cupboards and sink with taps over. Gas cooker. Access to the loft, there is a window and door to the side aspect.

### Bedroom One

14'11" x 11'11" (4.56 x 3.64)

With windows to the side and rear elevations, and a

range of built in recessed wardrobes with vanity desk. Wall mounted handbasin.

### Bedroom Two

14'10" x 10'4" (4.54 x 3.17)

Windows to the front and side elevations

### Bathroom

11'11" x 9'6" (3.64 x 2.90)

Fully tiled and fitted with a three piece suite in pink, comprising panelled bath with hand held shower attachment over, low flush W.C. and pedestal hand basin. Obscure glazed window to the rear elevation

### Loft

41'9" x 15'0" (12.75 x 4.58)

Partly boarded, this substantial area is suitable for a variety of uses, subject to any necessary consents. There are windows to both gable ends.

### Outhouse/WC

Accessed from the garden and the kitchen, there is a storage area and a separate W.C.

### Gardens

The large gardens are a particular feature of the property. the front garden faces onto Ingramgate; to the rear is an established plot with lawned areas, a garden pond, mature trees (including apple), and shrubs and a wild area where chickens were kept.

### Garage and Parking

There is a detached double garage with light and water. There is ample additional off street parking in front of the garage and also in front of the property.

For sale by conditional online auction

Tel: 01845 440044

### Material Information

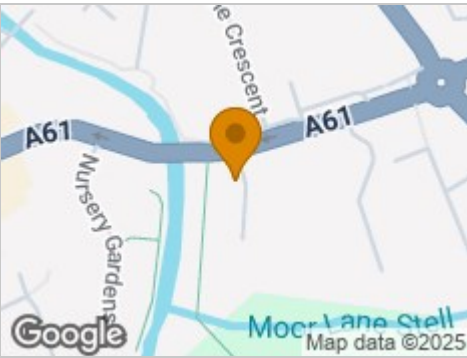
Before proceeding to bid, you need to carry out your due diligence, the Auction Team recommend you inspect all elements of the legal pack, taking note of any special conditions, it's advisable to review the pack with your legal advisor. We also recommend viewing of the property and any surveys and reports need to be carried out prior to bidding.

Other Key Information :Please note that The definition of Exclusivity Period in the Reservation Contract shall be amended so that it reads as follows: "The period of forty (40) business days (or such other period stated in the RESERVATION CONDITIONS) during which the BUYER has the exclusive right to buy the LOT". This means that the buyer and seller shall have 40 business days to exchange from the end of this auction and that the date of completion to be specified in the contract exchanged for the purchase of the LOT shall be no later than fourteen (14) BUSINESS DAYS after the date of exchange of contracts, unless otherwise agreed by the SELLER.





Road Map



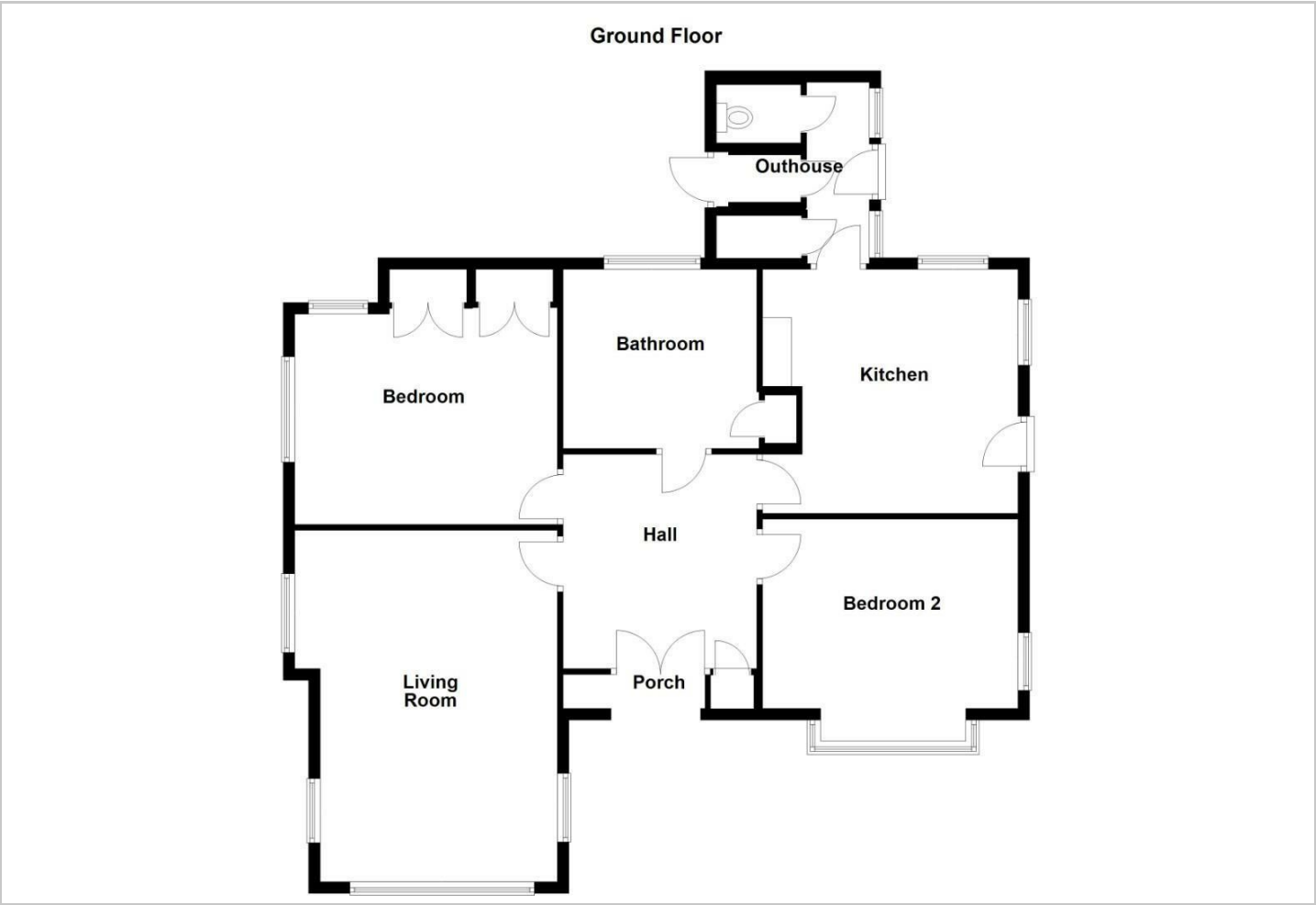
Hybrid Map



Terrain Map



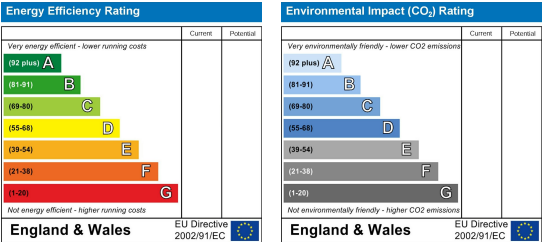
Floor Plan



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.