

HUNTERS[®]

HERE TO GET *you* THERE



Hambleton Place

Thirsk, YO7 1DP

Offers In Excess Of £165,000



Council Tax: B



25 Hambleton Place

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Hunters are pleased to offer this mid-terraced three bedroom home in a peaceful cul-de-sac location. The property is offered with no onward chain. To the ground floor is the entrance hall, living room with gas fire and dining kitchen with French doors opening onto the rear garden. To the first floor are three bedrooms and house bathroom. Externally the property enjoys an enclosed garden to the rear with useful store housing plumbing for a washing machine. Lawned garden to the front with off road parking for one car. Viewing is recommended to fully appreciate the opportunity on offer. An ideal home for first time buyers or buy-to-let investors.

Entrance Hall

Door opening from front, stairs to first floor level and door to lounge.

Lounge

15'2" x 11'10" (4.63 x 3.61)

Double glazed window to front aspect, gas fire and coving to ceiling. Arched opening to dining kitchen.

Dining Kitchen

15'1" x 8'3" (4.62 x 2.52)

Fitted with a range of wall and floor mounted units with matching work-surfaces. Stainless steel sink and drainer unit with mixer tap, gas range cooker integrated fridge/freezer and under-stairs store. French doors to garden. Electric storage heater.

First Floor

Landing

Doors to all bedrooms and bathroom. Access to loft via hatch.

Bedroom One

12'7" x 8'3" (3.84 x 2.53)

Double glazed window to the front elevation. Built-in wardrobes with sliding doors. Useful store cupboard.

Bedroom Two

11'0" x 9'0" (3.37 x 2.76)

Double glazed window to the rear elevation. Range of fitted wardrobes.

Bedroom Three

9'10" x 6'7" (3.00m x 2.01m)

Single room, double glazed window to the front elevation.

Bathroom

White suite comprising; wash hand basin, low flush WC and panelled bath with electric shower and glass screen over. Double glazed window to rear elevation.

Gardens and parking

Pleasant rear garden with block-paved patio area, lawn with mature flower border and further paved patio. A shared pathway leads to the front of the property. which has a further lawned area and off street parking for one car.

Store

10'1" x 5'0" (3.09 x 1.54)

Useful storage area.



Road Map



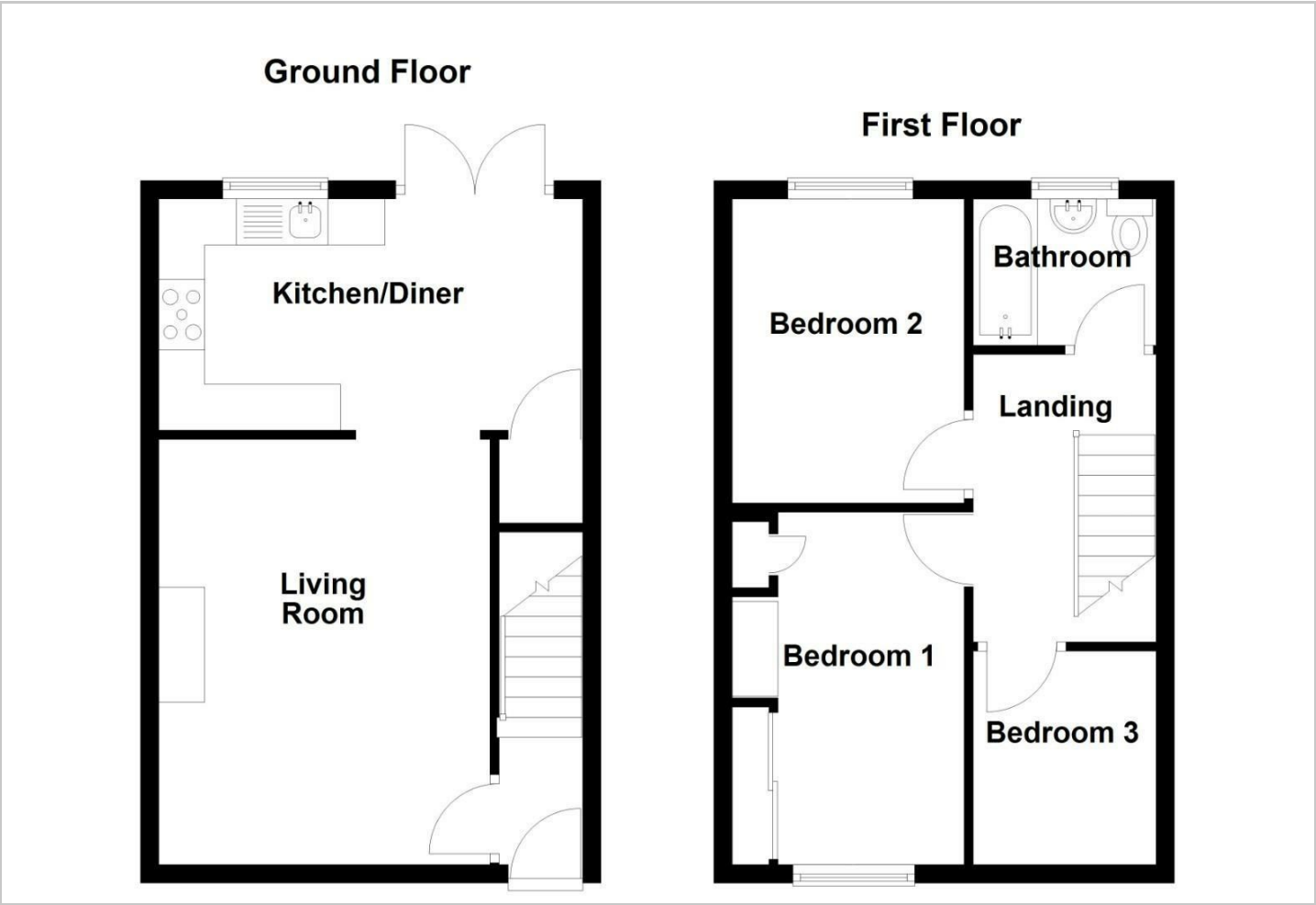
Hybrid Map



Terrain Map



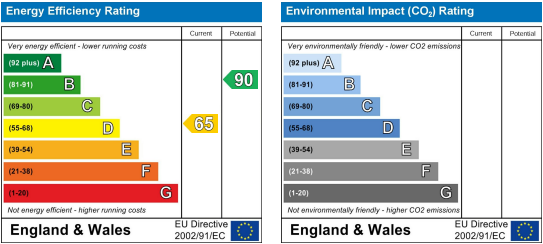
Floor Plan



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.