



Kings Meadows, Thirsk
YO7 1PB

Asking Price £220,000

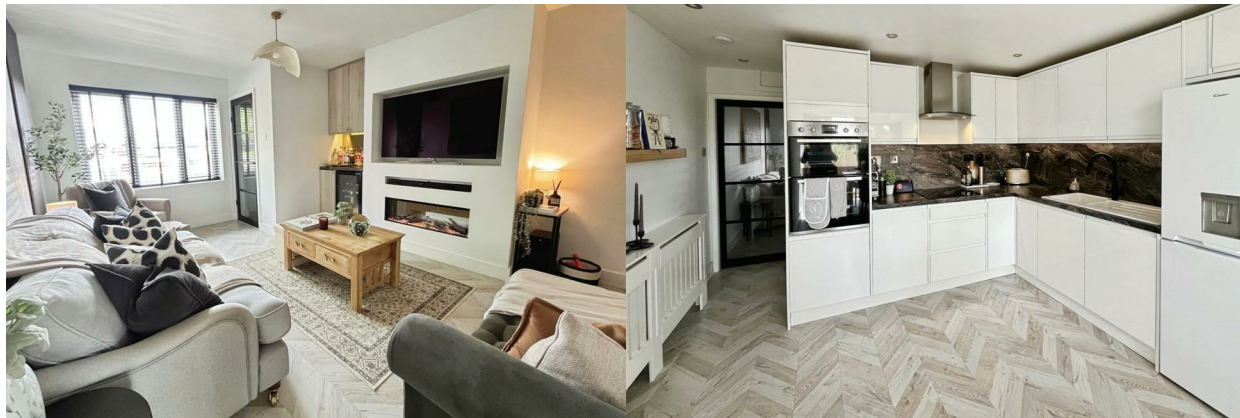
HUNTERS®
HERE TO GET *you* THERE



Kings Meadows, Thirsk

DESCRIPTION

Hunters are pleased to bring to market this mid-terraced house, offering good sized accommodations and a high level of finish throughout. Briefly comprising; lounge with media wall and bar, open plan dining kitchen and enclosed rear garden to ground floor level. To the first floor are two double bedrooms and modern shower room. Situated in a sought after residential area with convenient travel links to the A1M and A19. Viewing essential to appreciate the level of finish on offer.



ROOMS

Entrance Hall
Composite door opening into entrance vestibule. Door to lounge.

lounge
11'8" x 15'7"
Feature media wall with inset TV space and log effect glass fronted fire. Built-in wine fridge with mirrored bar and storage over. Herringbone flooring, central heating radiator and double glazed window to front aspect.

Open Plan Dining Kitchen
19'7" (max) x 11'8" (max)
A bright and welcoming space with French doors opening to the rear garden.

Kitchen
Fitted with a range of wall and floor units and matching work-surfaces. Single bowl sink and drainer unit with instant boiling tap mixer tap. Induction hob with extractor over. Integrated Double oven and grill. The under-stair sotre provides useful storage space, together with plumbing for an automatic washing machine.

Dining Area
With French doors opening to the rear and feature roof lights, the room is an ideal space for relaxing or entertaining.

First Floor

Landing
Doors off to both bedrooms and house bathroom

Bedroom One
11'8" x 9'10"
Double glazed window to front aspect and central heating radiator.

Bedroom Two
11'8" x 9'0"
Double glazed window to rear and central heating radiator.

Bathroom
White suite comprising: wash hand basin on vanity, low flush WC and shower set in a corner cubicle. Tiling to floor and splash back areas. Built-in shelving, heated towel rail and extractor.

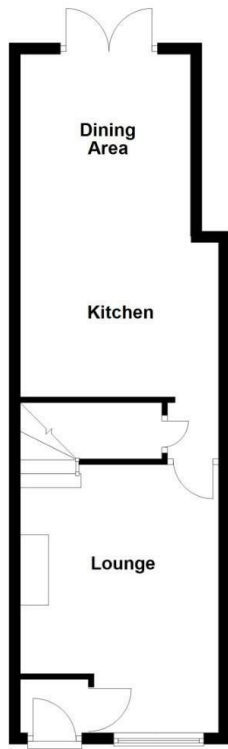
External
Gravelled to the front providing off street parking, in total there is parking for two vehicles.

To the rear is an attractive and enclosed, low maintenance south-West facing garden. Gate to the rear opens to an area for bin storage and rear access to the street.

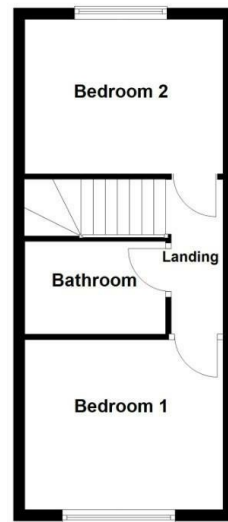
Single garage with up and over door, located in separate block close to the property.



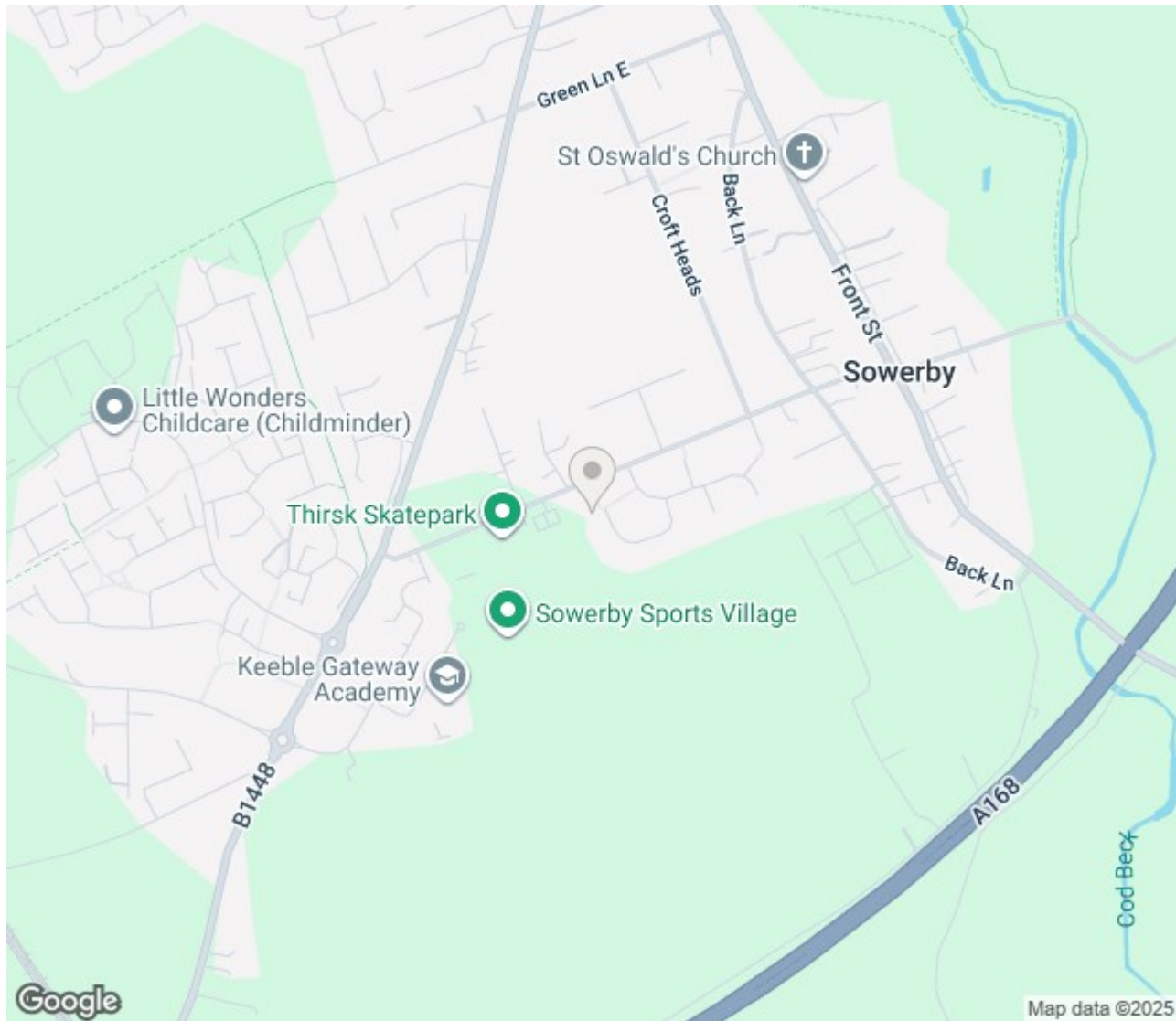
Ground Floor



First Floor







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 | 01845 440044 | thirsk@hunters.com

HUNTERS®
HERE TO GET *you* THERE





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.