

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hambleton View

Thirsk, YO7 1EQ

Asking Price £185,000



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## Entrance Hall

With doors to kitchen, living room and bathroom. Stairs off to first floor.

## Kitchen

12'4" x 6'9" (3.76 x 2.06)

Recently fitted with a range of modern base and wall units. Integrated single sink and drainer unit, electric oven and gas hob with extractor over. Upvc door and window to side elevation. Central heating radiator.

## Living Room

14'4" x 10'5" (4.37 x 3.18)

With double glazed windows to front and side aspect, original open fire, storage cupboards to alcove and central heating radiator.

## Bathroom

With white suite comprising; wash hand basin, low flush WC and panelled bath with shower attachment over.

## First Floor

Landing with doors off to both bedrooms.

## Bedroom One

14'4" x 10'5" (4.37 x 3.18)

Double glazed windows to front and side aspects and central heating radiator.

## Bedroom Two

14'4" x 8'7" (4.39 x 2.64)

Double glazed window to side aspect and central heating radiator.

## Outside

The property benefits from good sized gardens to all

three sides. The garden is mainly laid to lawn with mature hedge borders.

Useful outbuildings to the rear provide storage, from this area of the garden, the house can be accessed directly into the kitchen.



## Road Map



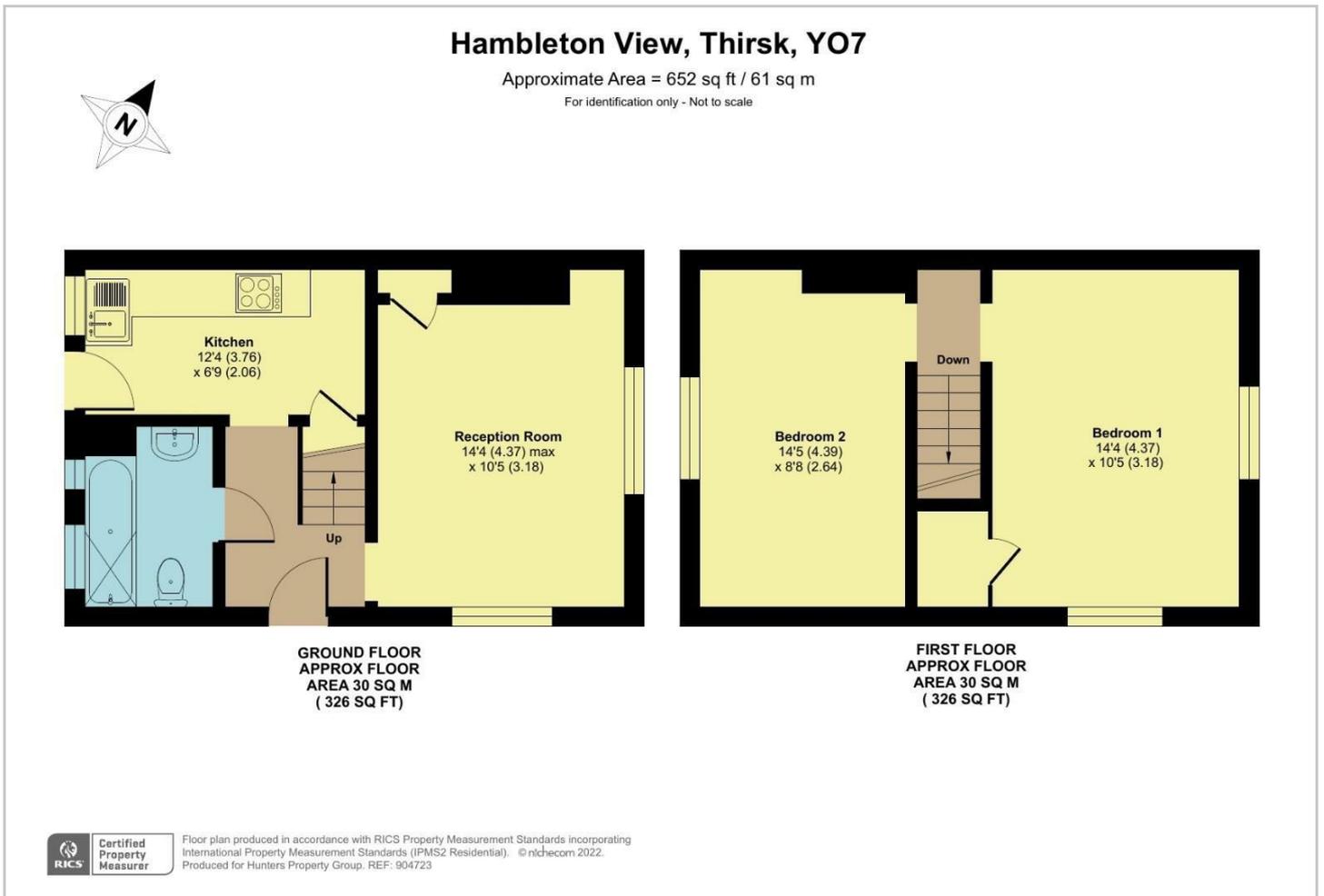
## Hybrid Map



## Terrain Map



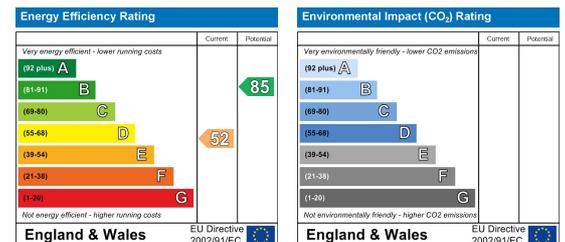
## Floor Plan



## 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.