

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## East Lea

Topcliffe, Thirsk, YO7 3RS

Asking Price £250,000



Council Tax: C



# 3 East Lea

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Hunters are pleased to present for sale to the market this well proportioned end terrace property built in 2003. The property has recently undergone a series of works including a new kitchen and redecoration throughout. Situated in the popular village of Topcliffe, with the villages amenities within easy walking distance. Briefly comprising; entrance vestibule, living room, modern fitted dining kitchen with integrated appliances, conservatory, cloakroom to the ground floor. To the first floor are three good sized bedrooms and family bathroom. To the exterior of the property there is a front garden with graveled driveway and a rear enclosed, private garden. With the added benefits of views to the front elevation, double glazing & gas central heating internal inspection is strongly recommended to appreciate the size, position this property offers.

## Porch

Composite door opening porch, door off to living room.

## Living Room

16'3" x 11'11" (max) (4.97 x 3.64 (max))

With double glazed window to front elevation, central heating radiator and useful under-stair store cupboard. T.V aerial and Telephone points.

## Dining Kitchen

11'11" x 11'5" (3.65 x 3.50)

Brand new kitchen comprising; range of wall and floor mounted units with roll top work-surfaces, attractive splashback tiling, bowl and a half sink and drainer unit with mixer tap, and single oven with, four ring hob with extractor over. Double glazed windows to rear elevation and central heating radiator. Stairs off to first floor level. Door to rear hallway.

## Rear Hall

Doors to conservatory, Cloakroom and integral garage.

## Conservatory

12'8" x 9'9" (3.88 x 2.99)

A pleasant room with outlook to the enclosed rear garden. Double glazed windows and French doors to all aspects and Velux windows. Ceramic tiled flooring. Central heating radiator.

## Cloakroom

Useful space with low flush WC and wash hand basin. Wall mounted central heating boiler. Space and plumbing for washing machine.

## First Floor

### Landing

Gallery style landing with double glazed window to side elevation.

### Bedroom One

14'2" x 11'11" (4.33 x 3.64)

Range of fitted wardrobes and dressing table, useful over stair cupboard. Double glazed window to rear and central heating radiator

### Bedroom Two

14'2" x 9'1" (4.34 x 2.77)

Double glazed window to rear and central heating radiator. Loft hatch providing access to loft space

### Bedroom Three

11'11" x 7'10" (3.64 x 2.39)

Double glazed window to front and central heating radiator.

Tel: 01845 440044

## Bathroom

7'11" x 6'11" (2.42 x 2.11)

White suite comprising; wash hand basin, low flush WC and tiled bath with shower and screen over. Double glazed window to front elevation.

## Integral Garage

16'8" x 8'11" (5.09 x 2.72)

With up and over door to driveway. Light, power and water.

## Externally

Low maintenance graveled driveway to the front aspect. Paved pathways lead to the front door, gated side access to the rear garden.

The fully enclosed rear garden is mainly laid to lawn, with patio area, water feature and flower borders.



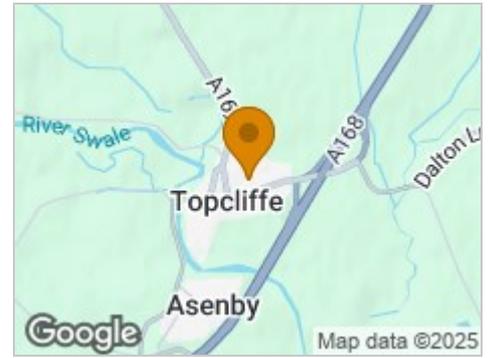
## Road Map



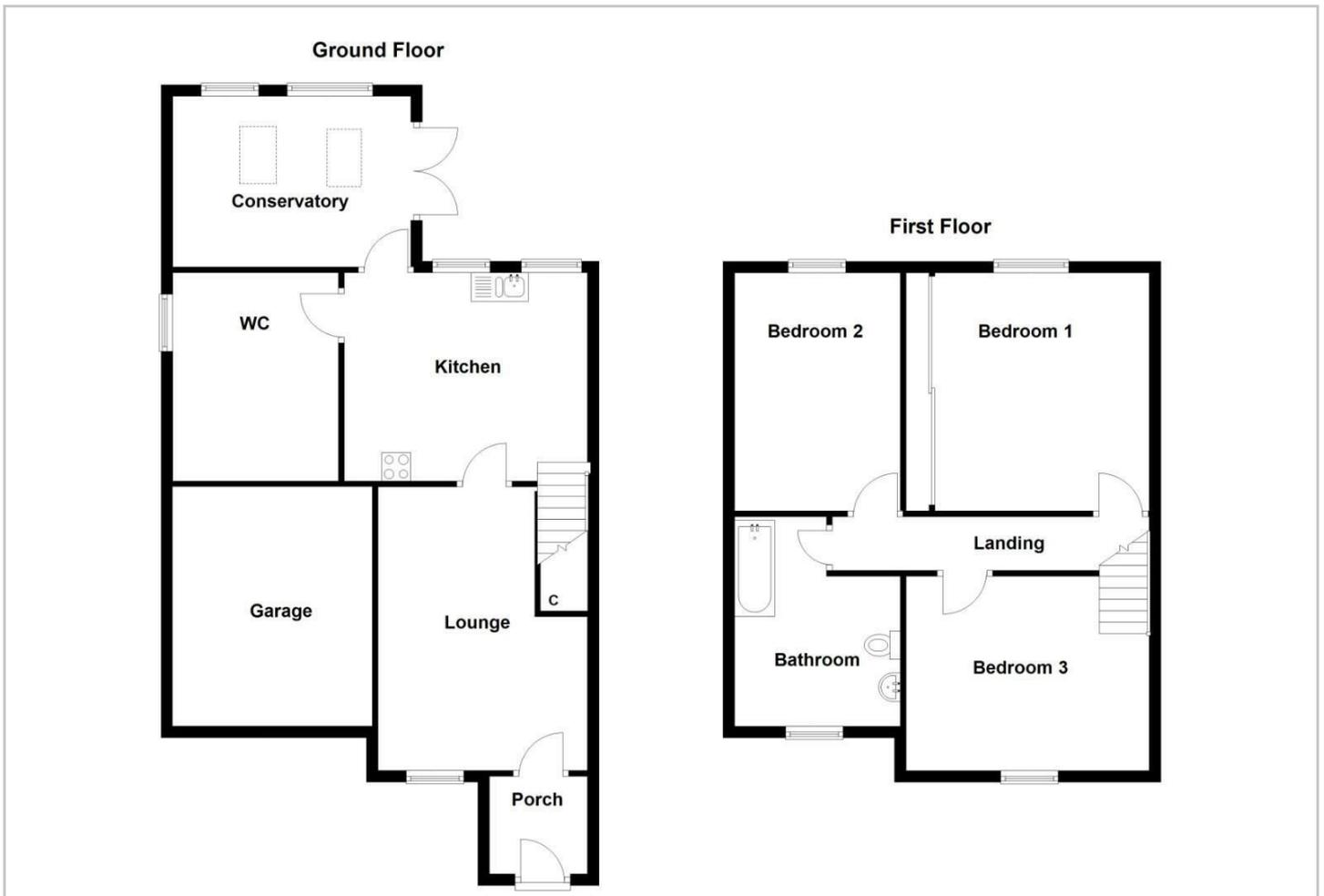
## Hybrid Map



## Terrain Map



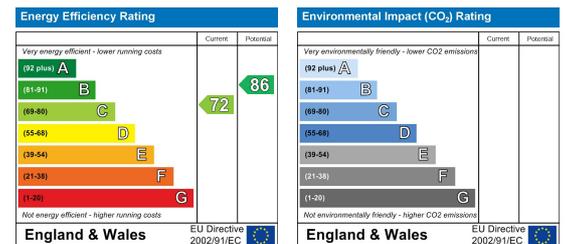
## Floor Plan



## 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.