

# HUNTERS<sup>®</sup>

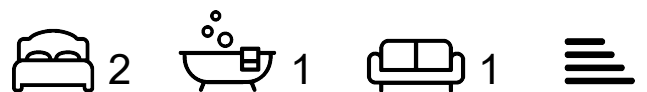
HERE TO GET *you* THERE



## Bellingham Close

Thirsk, YO7 1FX

Asking Price £159,950



Council Tax: C





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Thirsk, YO7 1FX

Asking Price £159,950



A well-proportioned two bedroom ground floor apartment within walking distance to Thirsk Market Place. The accommodation briefly comprises; entrance hall, lounge, kitchen, two good sized bedrooms and bathroom. The apartment has a light and airy feel, with high ceilings and generous proportions. The property benefits from a private entrance shared with just one other apartment, and an allocated space with additional parking.

The property is ideal for investors, first-time buyer market or those looking for a ground floor apartment.

## Entrance Hall

With private entrance shared with one other property, access to inner hall.

## Living Room

14'7" x 13'5" (4.45 x 4.09)

An elegant room with high ceiling and arched window to the front elevation. Bevelled glass sliding window to the kitchen.

## Kitchen

12'0" x 6'9" (3.66 x 2.06)

Fitted with a good range of wood effect wall and floor units with a complementary worktop over. There is a stainless steel sink with mixer tap, space and plumbing for a washing machine. Single oven with four ring electric hob and extractor over. Part tiled walls and a good size connecting sliding glass window to the living room.

## Inner Hallway

Giving access to all rooms and door to communal entrance lobby.

## Bedroom One

16'11" x 8'2" (5.18 x 2.51)

Fitted with a good range of built in wardrobes, built-in storage cupboard housing combination gas fired central heating boiler and window to the rear elevation.

## Bedroom Two

10'9" x 8'11" (3.30 x 2.72)

With an arched window overlooking the front elevation.

## Shower Room

9'5" x 5'6" (2.88 x 1.68)

Walk in shower set in a fully tiled recess and with bi fold glass doors. Pedestal handbasin set with a full length vanity unit with useful storage and low flush WC to one end.

## Gardens

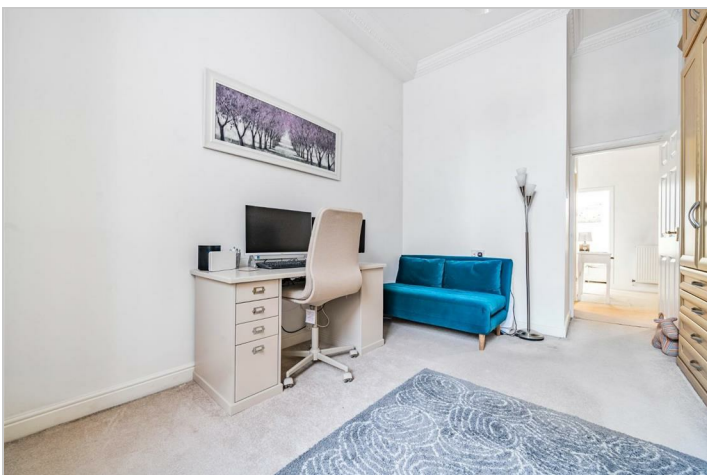
The property benefits from an attractive and well planted communal garden area which can be accessed directly from the apartment. One designated parking space, with additional parking available for visitors. In addition to the garden to the front, there are further communal gardens areas surrounding the building and a children's play area.

## Lease

We are informed that the 125 year lease was granted on the 25th June 1999 and has 101 years remaining. The service charge and ground rent is £1190 PA to include buildings insurance.

NOTE: The purchasers must have their conveyancer confirm these details.

Tel: 01845 440044

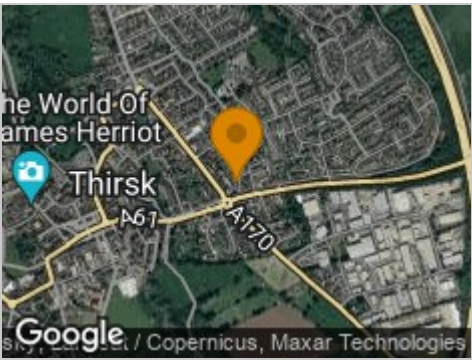




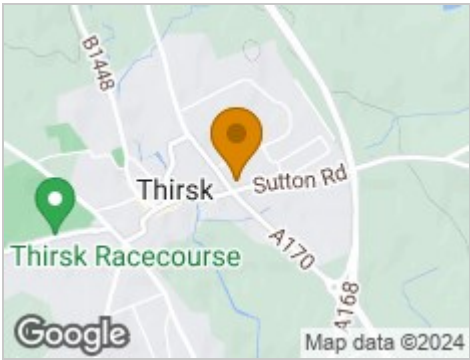
Road Map



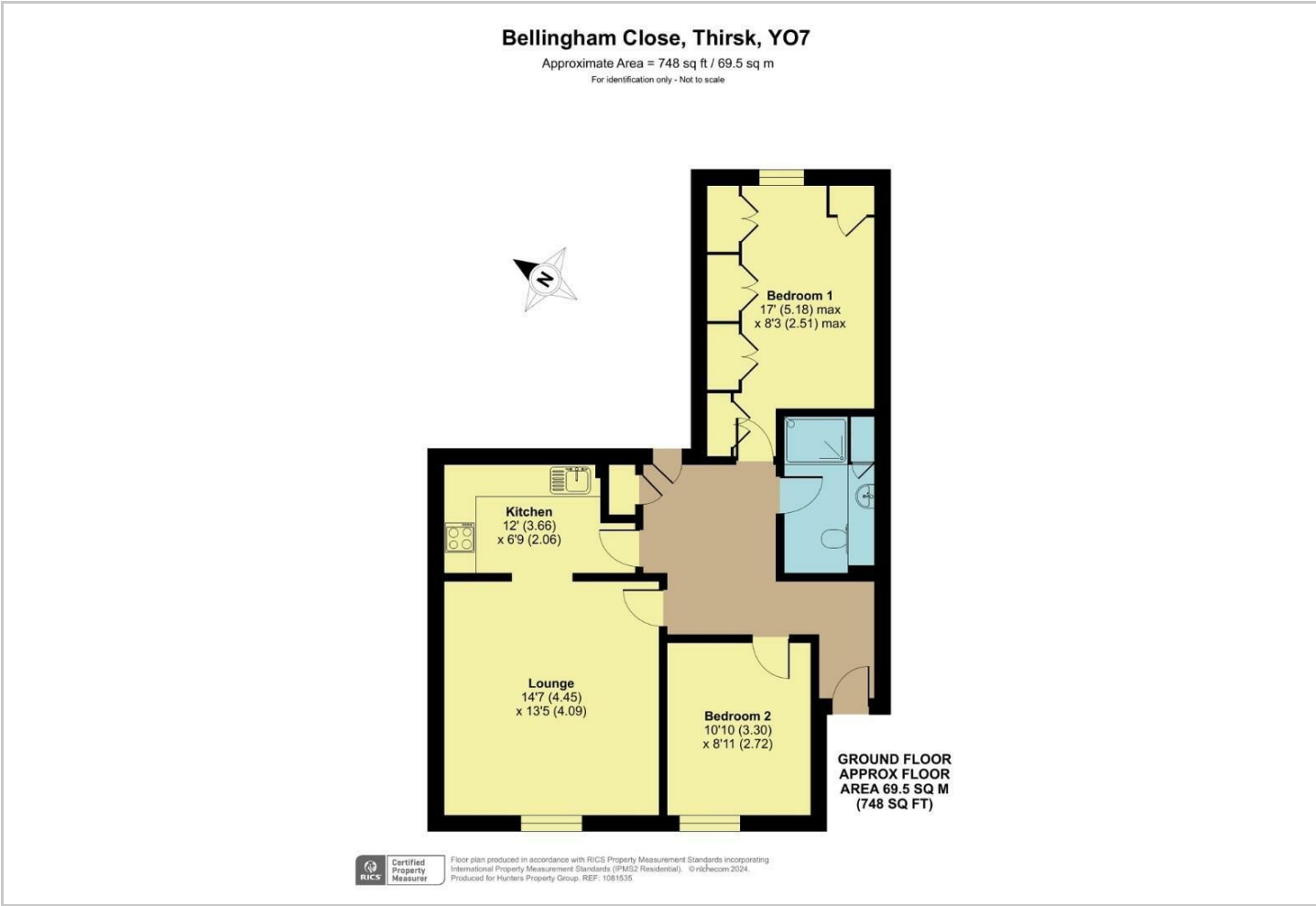
Hybrid Map



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.