

# HUNTERS<sup>®</sup>

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## Manor Close

Topcliffe, YO7 3RH

Asking Price £250,000



Council Tax: C



# 2 Manor Close

Topcliffe, YO7 3RH

Asking Price £250,000



## Entrance Hall

4'11" x 4'7" ( 1.51 x 1.42)

Double-glazed entrance door, stairs to first floor, and access to Living Room and Snug, radiator.

## Living Room

14'2" x 12'7" ( 4.32 x 3.84 )

With double-glazed bow window to the front elevation, fire place with stone hearth, tiled slips with wooden mantel over, radiator.

## Snug/Occasional Bedroom

15'5" x 7'2" (4.71 x 2.20)

Dual aspect with double-glazed windows to the front and rear elevations, radiator.

## Kitchen/Dining Room

15'6" x 10'8" (4.74 x 3.27 )

A good sized room covering the width of the main house. A double-glazed window and French doors provide ample natural light. There is a good range of newly fitted wall and base units, the latter with complementary worktops over and a breakfast bar. Recently fitted oven with hob and extractor over, single bowl sink with mixer tap, vinyl flooring, radiator. Door to side elevation.

## First Floor Landing

9'1" x 6'4" (2.79 x 1.94)

Double-glazed window to the front aspect, entrance to the loft space and a useful storage cupboard.

## Master Bedroom

12'2" x 8'8" (3.73 x 2.66)

Fitted with a full wall of fitted wardrobes, and double glazed window to the front elevation. Radiator.

## Bedroom Two

9'11" x 9'3" (3.04 x 2.84 )

A double room with a double-glazed window overlooking the rear garden. Radiator.

## Bedroom Three

9'1" x 6'10" (2.79 x 2.10 )

Double-glazed window, to the front aspect. Radiator.

## Bathroom

6'10" x 6'2" (2.10 x 1.88)

Fitted with a three piece suite comprising panelled bath with screen and electric shower, pedestal hand basin, and low flush W.C. Panelled walls, vinyl flooring, and extractor fan. Radiator. Obscure double-glazed window to the rear elevation.

## Front

The front garden is open plan with areas of lawn, pathway and paving.

## Side

Built-in Shed.

## Gardens

A good sized garden hard landscaped to create areas of paving and gravel. There is a timber pergola, large shed and a log storage shed. Private driveway for two cars.

## Material Information

The following information should be read and considered by any potential buyers prior to making a transactional decision. SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage. MAINTENANCE / SERVICE CHARGE: N/A. WATER METER: Yes. PARKING ARRANGEMENTS: Off road parking.



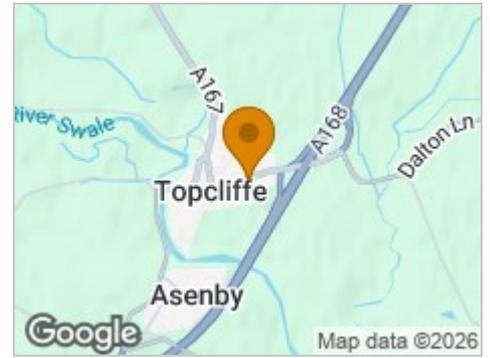
## Road Map



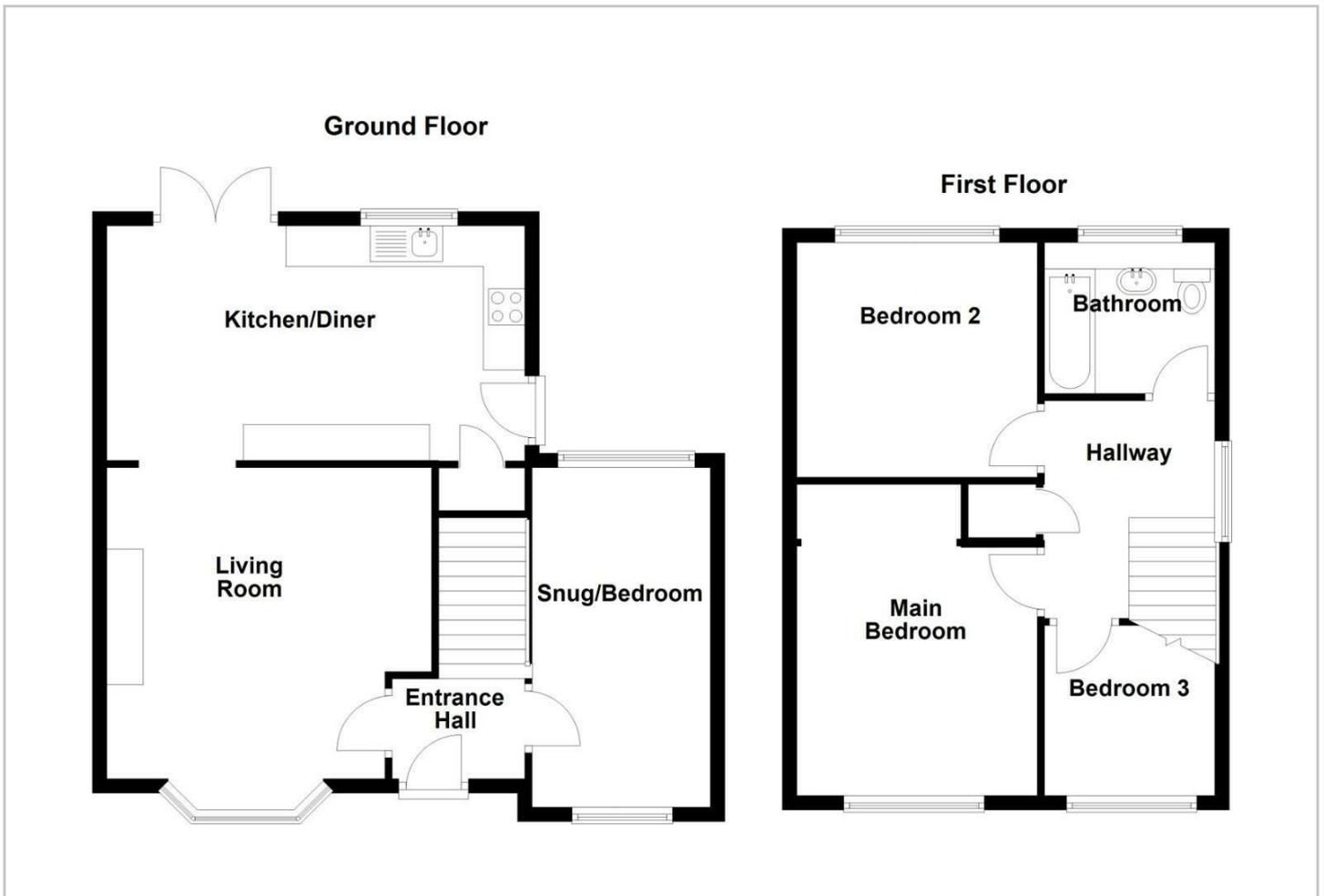
## Hybrid Map



## Terrain Map



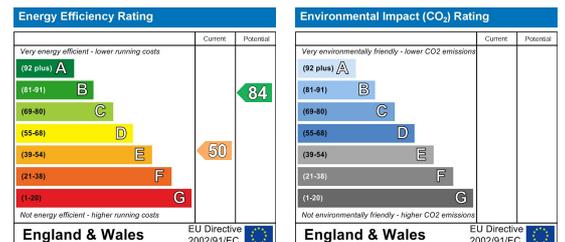
## Floor Plan



## 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.