

HUNTERS®

HERE TO GET *you* THERE



Maple Gardens

Sowerby, Thirsk, YO7 3PY

Asking Price £280,000



Council Tax: D



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ENTRANCE HALL

With double glazed door from the front elevation, ceramic tiled floor, stairs to first floor and radiator.

CLOAKROOM

Fitted with a modern white suite comprising, wash hand basin and low flush WC, Ceramic tiled floor, double glazed window to front elevation and radiator.

KITCHEN DINING ROOM

11'8" x 16'1" (3.56 x 4.9)

Fitted with a range of Shaker style wall and floor mounted units topped with wood effect work surfaces. The units incorporate: single electric oven and hob with stainless steel extractor over, integrated fridge and freezer, bowl and a half sink and drainer with mixer tap, integrated dishwasher and space and plumbing for washing machine. The kitchen is a dual aspect room with double glazed windows to both the front and rear elevations, a part glazed door opens to the rear and garden, useful under stair store, ceramic tiled floor continued from the hall and radiator.

LIVING ROOM

10'5" x 16'4" (3.17 x 4.97)

A bright room with double glazed windows to the front and side aspects, French doors to the enclosed garden, T.V, satellite and telephone points and radiator.

FIRST FLOOR

LANDING

Double glazed window to rear aspect, radiator and access to loft.

BEDROOM ONE

10'2" x 10'5" (3.11 x 3.18)

With double glazed window to the front aspect, T.V and telephone points and radiator.

ENSUITE SHOWER ROOM

Fitted with a white suite comprising; pedestal wash hand basin, low flush WC and electric Mira shower in cubicle with glass screen. Ceramic tiling to floor, half wall height and splash back areas, extractor, chrome towel rail and useful over stair store cupboard.

BEDROOM TWO

8'7" x 10'6" (2.61 x 3.21)

Double glazed window to front elevation and central heating radiator.

BEDROOM THREE

7'3" x 7'4" (2.22 x 2.23)

Double glazed window to side elevation and radiator.

BATHROOM

Fitted with a white suite comprising: Pedestal wash hand basin, low flush WC and panelled bath with mixer tap, shower over and fitted glass screen. Double glazed window to rear elevation, shaver point, ceramic tiling to floor, half wall height and splash back areas, extractor and chrome towel rail.

GARDEN

To the front of the property a paved pathway leads to the front entrance door, the front garden is laid with decorative gravel, hedging set in the surrounding borders.

The property enjoys a gated rear garden which is

fully enclosed with brick-built walls and wooden fencing, the garden is mainly laid to lawn with flower borders, paved patio and pathways.

GARAGE

Single garage with light, power and up and over door and door to the rear.

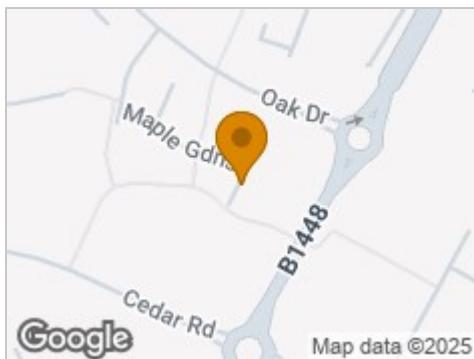
MANAGEMENT CHARGES

We are informed by the vendor that a management charge of £150 per annum is payable for maintenance of the communal areas on the development.

The garage is subject to a charge of £50 PA ground rent.



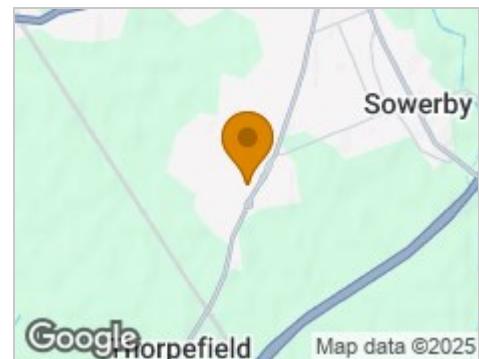
Road Map



Hybrid Map



Terrain Map



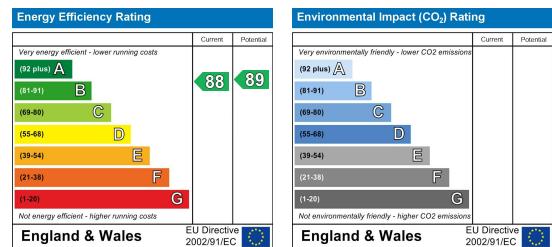
Floor Plan



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.