

# HUNTERS<sup>®</sup>

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## Melbourne Place

Sowerby, Thirsk, YO7 1QY

Price £219,000



Council Tax: B



# 9 Melbourne Place

Sowerby, Thirsk, YO7 1QY

Price £219,000



Offered with no onward chain, and located on a private road in the sought after area of Sowerby, this well presented property offers a superb opportunity for an investment or first time buyer. Set over three floors, the accommodation briefly comprises dining room, lounge, kitchen and bathroom/WC on the ground floor. To the first floor are two double bedrooms. A door from the first floor landing opens onto further stairs leading up to a third bedroom with separate attic room/area. To the rear of the house there is an enclosed courtyard; the private road to the front of the property affords communal parking.

## Dining Room

11'7" x 11'3" (3.54 x 3.44)

Accessed via a double glazed door to the front of the property. Wall mounted gas fire, built-in cupboard housing electric meter and fuse box, coving, dado rail and central heating radiator. Double glazed window to front elevation.

## Hall

Stairs leading to first floor, doors into lounge room and dining room.

## Lounge

12'0" x 11'7" (3.68m x 3.54m)

With double glazed window to the rear elevation, the focal point is provided by a brick fireplace with wooden mantle and tiled hearth over and gas fire. Useful under stairs cupboard. Ornamental coving to ceiling.

## Kitchen

13'7" x 5'9" (4.16 x 1.77)

Fitted in a range of cream base and wall units with wood effect work surfaces and tiled splashbacks.

The appliances include built in oven with four ring gas hob and extractor hood over. One and a half bowl stainless steel sink unit with mixer tap. Space and plumbing for a washing machine. Tiled effect flooring and double glazed window and door to the side elevation. giving access to the rear courtyard.

## Bathroom

8'8" x 5'9" (2.65 x 1.77)

White bathroom suite comprising of panelled bath with shower attachment over, pedestal hand basin, and low level WC. Fully tiled walls, radiator, ceiling lights and vinyl flooring. Two double glazed windows to side elevation.

## First Floor

Stairs from inner hallway lead to first floor accommodation. Split level landing with separate doors to Bedrooms One and Two.

## Bedroom One

11'3" x 10'4" (3.44 x 3.17)

With built-in wardrobe and cupboard. Double glazed window to the front elevation. Radiator.

## Bedroom Two

10'2" x 8'10" (3.12 x 2.7)

Window to the rear aspect, Built in airing cupboard housing boiler. Radiator.

## Second Floor

### Bedroom Three

11'5" x 10'5" (3.5 x 3.18)

Accessed from the second floor attic space. Double glazed window to the front elevation, radiator.

## Attic Space

11'3" x 10'5" (3.43 x 3.18)

Spindle bannister. Cupboard into eaves. Skylight and stairs to first floor landing.

## Outside

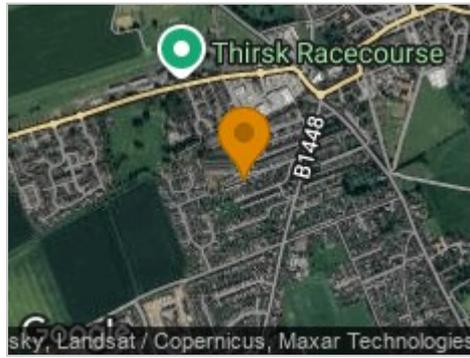
To the rear is an enclosed courtyard with half level brick wall boundary and brick shed. To the front is a private road with a communal parking area.



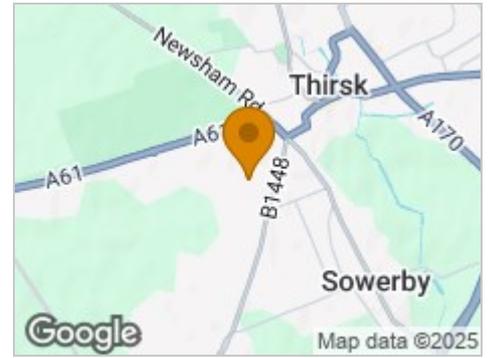
## Road Map



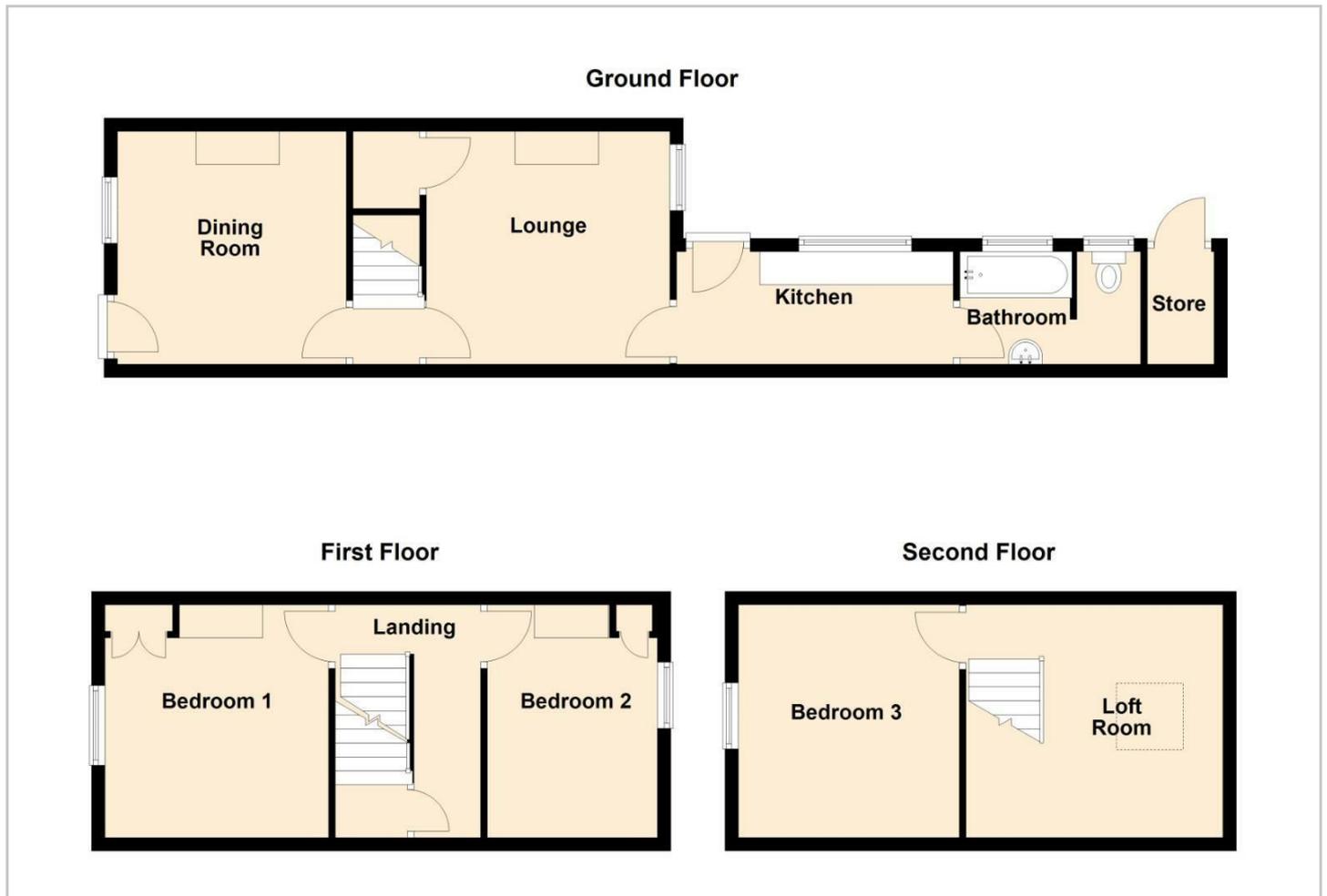
## Hybrid Map



## Terrain Map



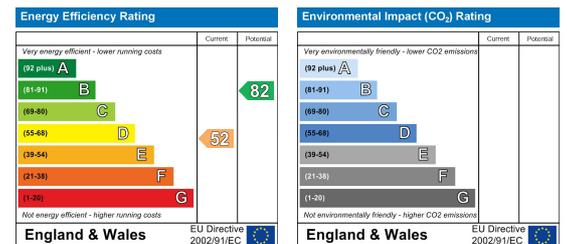
## Floor Plan



## 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.