

# HUNTERS<sup>®</sup>

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## Hambleton View

Thirsk, YO7 1EJ

Asking Price £185,000



Council Tax: B



# 68 Hambleton View

Thirsk, YO7 1EJ

Asking Price £185,000



A much improved three bedroom family home in convenient and accessible location. To the ground floor, a spacious sitting room with dual aspect, recently fitted kitchen and cloakroom. The first floor boasts three good sized bedrooms and modern house bathroom. Externally the property has a low maintenance gravelled garden to the front, to the rear there is a block paved patio area with further garden space mainly laid to lawn. Single garage, off street parking and two brick built stores. This property is perfect for anyone looking for a family home.

## Entrance Hall

Upvc door from front, stairs off to first floor, doors to living room, cloakroom and kitchen.

## Lounge

16'4" x 11'1" (4.98 x 3.38)

With decorative fire place, dual aspect with double glazed windows to both front and rear elevations, laminate wood flooring and central heating radiator.

## Kitchen

12'6" x 9'4" (3.81m x 2.84m)

Recently fitted kitchen with range of 'shaker style' floor and wall mounted units and matching worksurfaces. Single electric oven with electric hob and extractor over. Bowl and a half sink and drainer unit with mixer tap, Understair store cupboard. Double glazed door and windows to rear elevation.

## Cloakroom

Useful space housing the washing machine and tumble dryer. Fitted with wash hand basin on vanity unit, and low flush WC. Central heating radiator and window to front elevation.

## First Floor

### Landing

Double glazed window to rear elevation and access to loft hatch.

### Bedroom One

17'3" x 9'6" (5.26 x 2.90)

Good size room with double glazed window and radiator.

### Bedroom Two

11' x 9'11" (3.35m x 3.02m)

Double glazed window and radiator.

### Bedroom Three

11'3" x 6'6" (3.43m x 1.98m)

Double glazed window and radiator.

## Bathroom

Recently fitted with suite comprising; wash hand basin, low flush WC and panelled bath with shower and screen over. Ceramic tiling to splashback areas. Vinyl floor covering. Double glazed window to rear aspect and central heating radiator.

## Outside

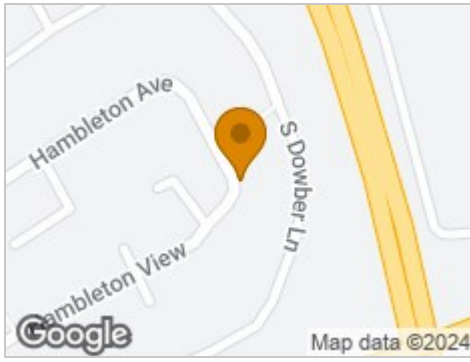
The property has low maintenance gravelled garden to the front with a concrete pathway leading through the gated alley to the rear.

To the rear there is a block paved patio area and a further garden space which is mainly laid to lawn.

Single garage, off street parking and two brick-built stores.



## Road Map



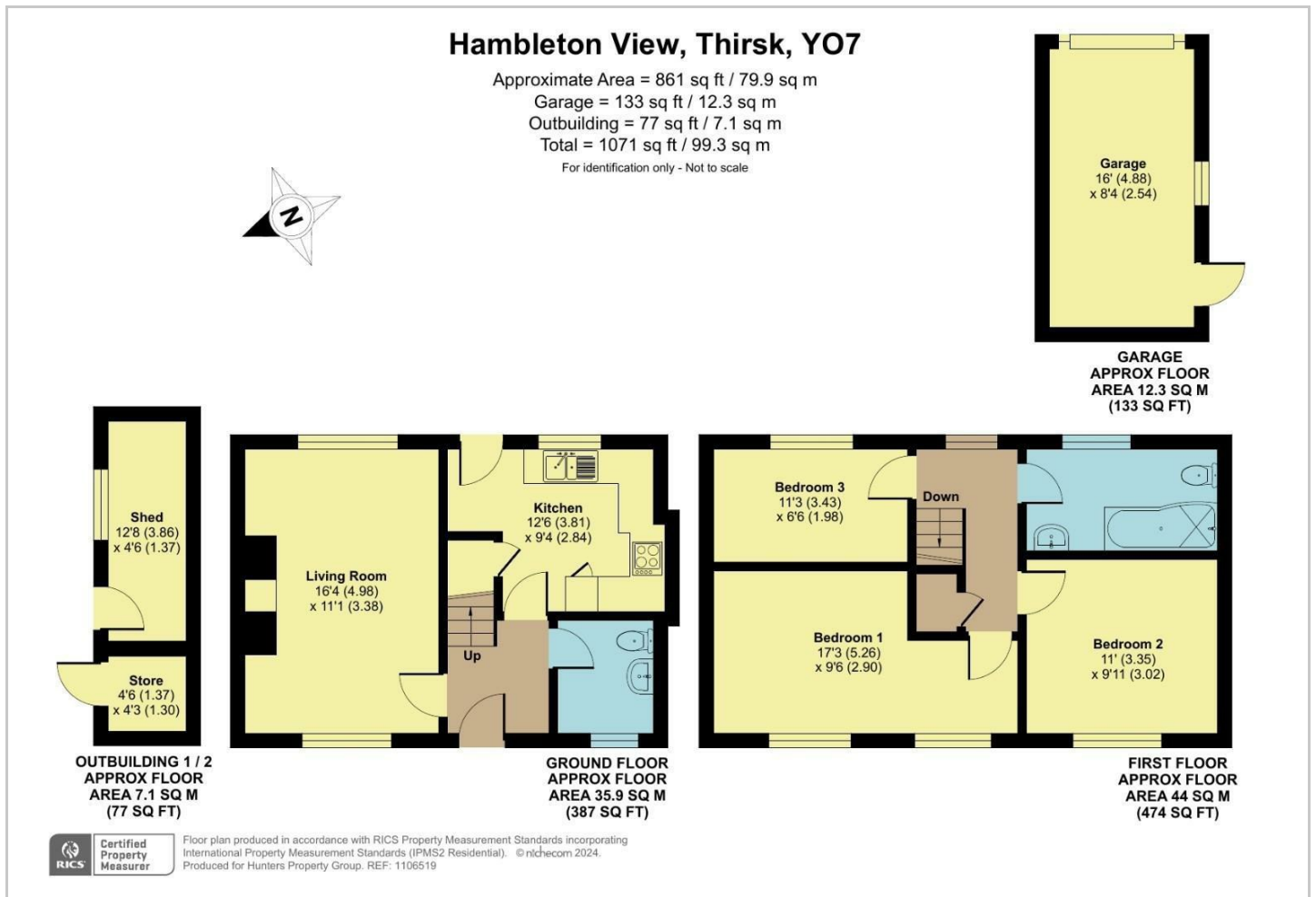
## Hybrid Map



## Terrain Map



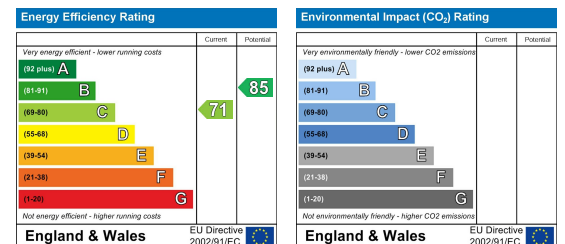
## Floor Plan



## 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.