

HUNTERS®

HERE TO GET *you* THERE



Topcliffe Mill

Mill Lane, Thirsk, YO7 3RZ

£162,000



7 Topcliffe Mill

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SERVICE CHARGE

We have been advised that the service charge for this property is currently around £2,600.00 per annum.

LOBBY

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HALLWAY

With double cupboard providing useful storage and hanging space

SITTING ROOM

13'1" x 22'3" (3.99 x 6.78)

Windows to two elevations and glazed door to the balcony. Outstanding views over the river Swale and adjoining countryside

BALCONY

Running nearly the full length of the sitting room and with ample space, the balcony is a wonderful place to relax to the sound of the weir.

DINING ROOM

Window to the front elevation and partially open to the kitchen

KITCHEN

With fully fitted kitchen with granite worktops and a range of appliances including a built under oven, washing machine and fridge. Window to the front elevation.

BEDROOM ONE

With window overlooking the weir

BEDROOM THREE

With double wardrobe and window overlooking the weir.

BEDROOM TWO/STUDY

With a good ranges of hand made fitted furniture comprising desk and shelving. Airing cupboard and window to front elevation.

BATHROOM

With low flush wc, bath with Mira shower* over and hand basin. Laminate flooring and part tiled walls.

OUTSIDE

Parking is to one side of the road.

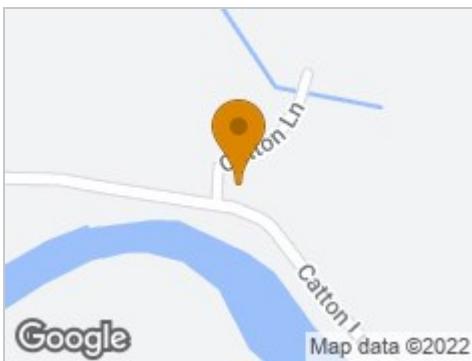
SERVICE CHARGE & LEASE

We have been advised that the service charge for this property is currently around £2,600.00 per annum.

The lease started on 1st January 1996 for 999 years



Road Map



Hybrid Map



Terrain Map

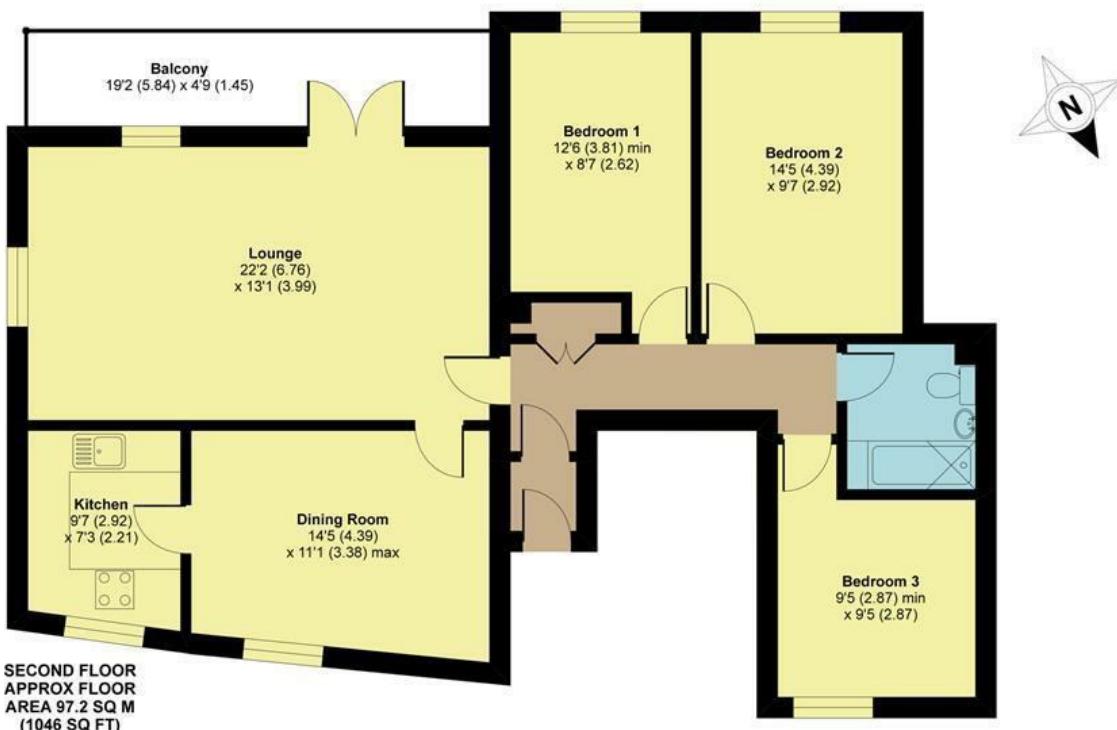


Floor Plan

Mill Lane, Topcliffe, Thirsk, YO7

Approximate Area = 1046 sq ft / 97.2 sq m

For identification only - Not to scale



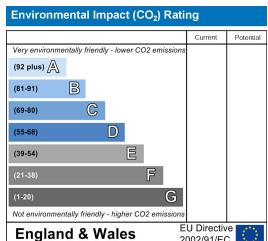
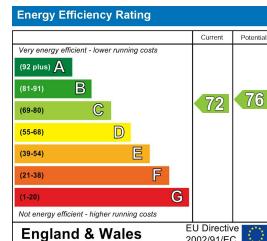
Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Hunters Property Group. REF: 694345

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.