

HUNTERS®

HERE TO GET *you* THERE



Beech Close

Baldersby, Thirsk, YO7 4QB

£219,995



31 Beech Close

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ENTRANCE VESTIBULE

With double glazed door and window to front aspect, giving access to the front door. Useful storage.

LIVING ROOM

13'1" x 18'5" (3.99 x 5.61)

A good sized room with double glazed window overlooking the front garden, electric fire set on a marble hearth with solid Oak mantle and inset lighting, under stairs cupboard, walk-in cupboard, stairs off to first floor, dado rail, coved ceiling and two radiators.

KITCHEN DINING ROOM

8'11" x 16'4" (2.72 x 4.98)

Fitted with a range of floor and wall mounted units with complementary worktops over and with Camaro flooring. Included are a Leisure Master electric range cooker with extractor over, single bowl sink and drainer unit with mixer tap, space and plumbing for washing machine and housing oil fired central heating boiler. There are two double glazed windows overlooking, and a door giving access to enclosed rear garden. Camaro flooring fitted

LANDING

Access to fully boarded loft with pull down ladder.

BEDROOM ONE

9'8" x 13'4" (2.95 x 4.06)

Double glazed leaded light window to front aspect and radiator.

BEDROOM TWO

9'9" x 11'8" (2.97 x 3.56)

With fitted wardrobes and drawer unit, double glazed window to rear aspect and radiator.

BEDROOM THREE

6'3" x 9'6" (1.91 x 2.89)

Currently used as a home office, double glazed Leaded light window to front elevation and radiator.

SHOWER ROOM

6'2" x 7'4" (1.88 x 2.24)

Fitted with a modern white suite comprising; wash hand basin and low flush WC on vanity unit, walk in shower in a glass cubicle with rain fall shower and separate hand held shower head. Double glazed window to rear aspect and radiator.

OUTSIDE

The garden to the front of the property is mainly laid to lawn with flower border and paved pathway leading to the front entrance door.

To the rear the garden is fully enclosed with painted wooden fencing with mature flower borders, lawn and paved patio area.

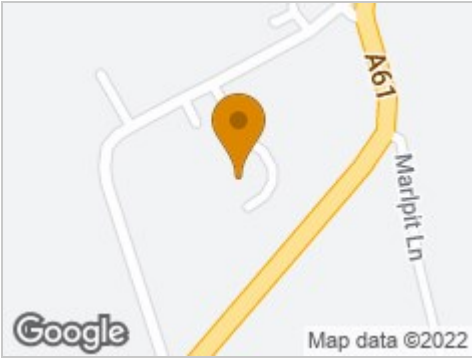
Single garage with up and over door and parking directly to the front.

Outdoor Space

COUNCIL TAX BAND B



Road Map



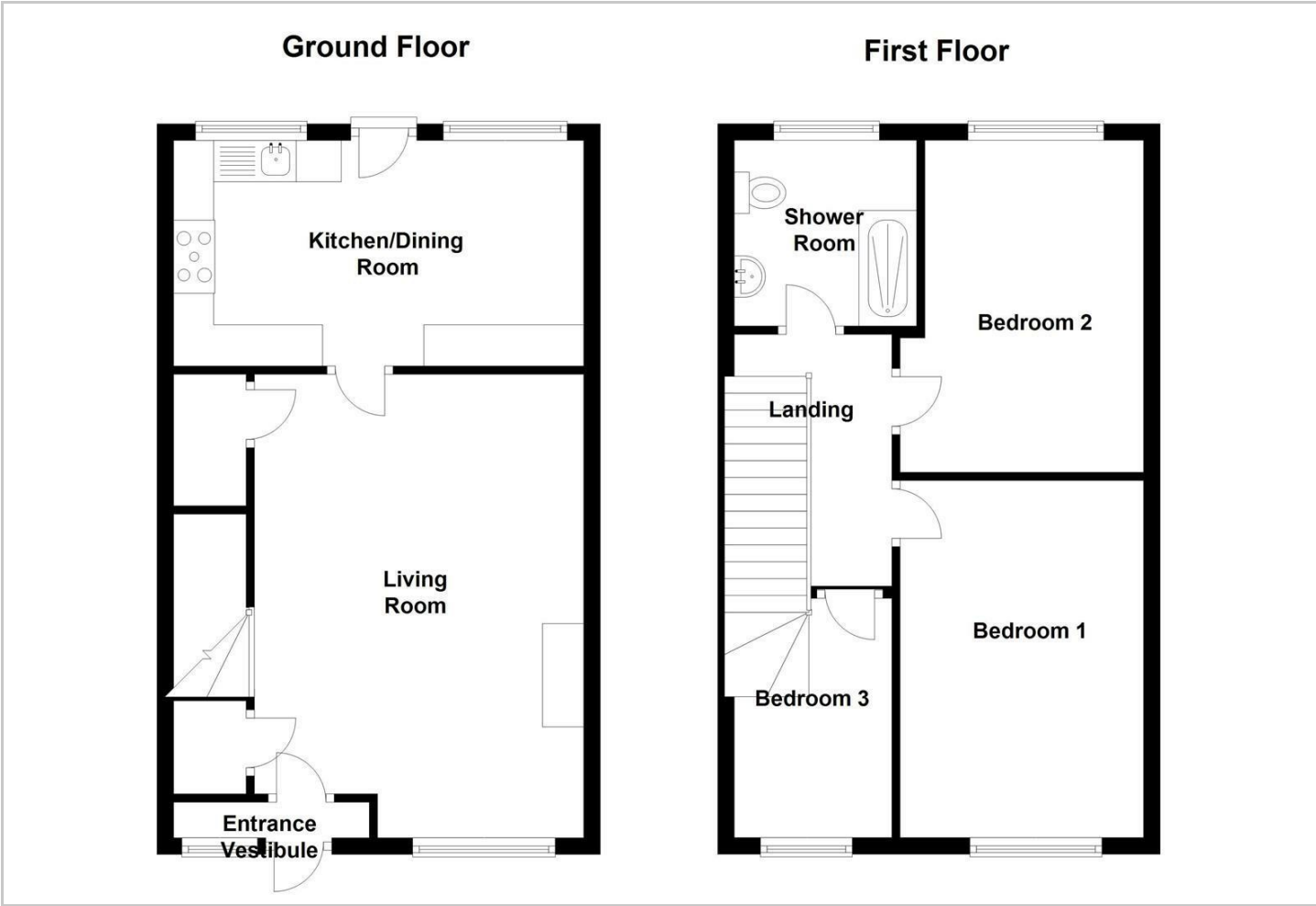
Hybrid Map



Terrain Map



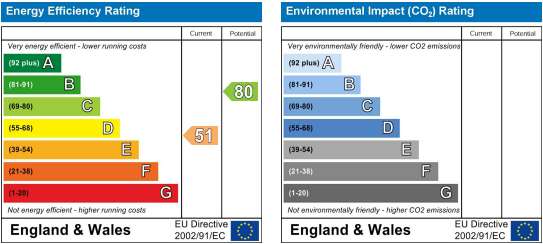
Floor Plan



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.