



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

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69 Kings Meadows, Thirsk, YO7 1PB
£175,000

Currently tenanted, this is in ideal home for t

ENTRANCE

Entrance to the property is through a hardwood door into the entrance hall.

KITCHEN/ DINING 11'6" x 8'6" (3.50 x 2.60)

Complete with a range of Base and Wall units, Stainless Steel sink with single mixer tap, Electric Oven and Hob with extractor hood. Upvc window and door with rear aspect, Central heating radiator. There is also space and plumbing for a washer.

LIVING ROOM 15'5" x 11'6" (4.70 x 3.50)

With a central heating radiator, Electric fire, television and phone points and Upvc window with front aspect.

MASTER BEDROOM 11'6" x 9'10" (3.50 x 3.00)

This Double bedroom with a central heating radiator and Upvc window with front aspect.

BEDROOM TWO 11'6" x 8'10" (3.50 x 2.70)

A further double bedroom with central heating radiator and Upvc window to the rear with open views.

BATHROOM 8'2" x 4'7" (2.50 x 1.40)

A modern fitted Bathroom complete with Bath/ Shower, Pedestal Sink, W.C., Tiled surround, extractor fan, large Airing Cupboard and down lights.

OUTSIDE

GARDEN

A manageable garden with a patio and lawned area and open view over fields. The garage is accessed from the garden

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. The copyright and all other intellectual property rights in this Site and marketing material (trade marks, service marks, trading names, text, graphics, code, files and links) belong to Luke Miller & Associates. All rights are reserved.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	71	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		