

# HUNTERS®

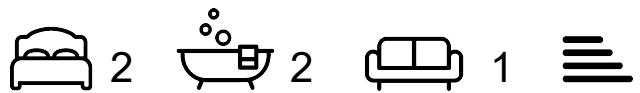
HERE TO GET *you* THERE



## Stockton Road

South Kilvington, Thirsk, YO7 2NW

Asking Price £95,000



Council

Tax Exempt



# 16 Thornborough Grange Stockton Road

South Kilvington, Thirsk, YO7 2NW

Asking Price £95,000



Thornborough Grange is a peaceful and private park for those over 55. Situated within walking distance to the local pub, village green and Church. The market towns of Northallerton and Thirsk are easily accessible by local road links, with access to the A19 just a couple of minutes drive away.

## Utility

With useful store cupboard housing gas fired central heating boiler and door into inner hall way. Plumbing and space for washing machine.

## Inner Hall

Doors off to all rooms.

## Living Area

A bright and inviting room with windows to three aspects, sliding doors opening to the front deck. Attractive electric stove on slate hearth with wooden mantle surround. Central heating radiators.

## Kitchen

Fitted with a range of floor and wall mounted units with matching work-surfaces. Integrated within the units there is a dishwasher, fridge and freezer, four ring gas hob with extractor over, single electric oven and stainless steel sink and drainer. Double glazed window to the side elevation.

## Bedroom One

9'9" x 9'5" (2.99 x 2.89)

Double glazed window to side aspect, Complimentary built-in bedside cabinets and dressing table. Central heating radiator. Opening to walk-in dressing area.

## En-suite

White suite comprising; wash hand basin on vanity, low flush WC and panelled bath with shower and screen over.

## Bedroom Two

9'4" x 9'5" (2.86 x 2.89)

Double glazed window to side aspect, Complimentary built-in bedside cabinets and dressing table. Central heating radiator. Door to house bathroom.

## Bathroom

White suite comprising; wash hand basin, low flush WC and shower in cubicle.

## Outside

Decked area to the front with access from the living area.

Potential to enclose the existing lawned garden and add further decking.

Parking for two cars.

Tenure Type; Leasehold (holiday license)

Leasehold Years remaining on lease; 30

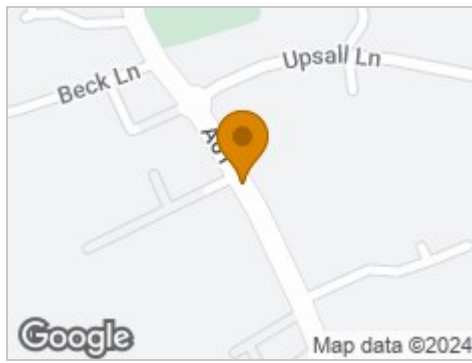
Leasehold Annual Service Charge Amount £3,600

Council Tax Banding; Not applicable





Road Map



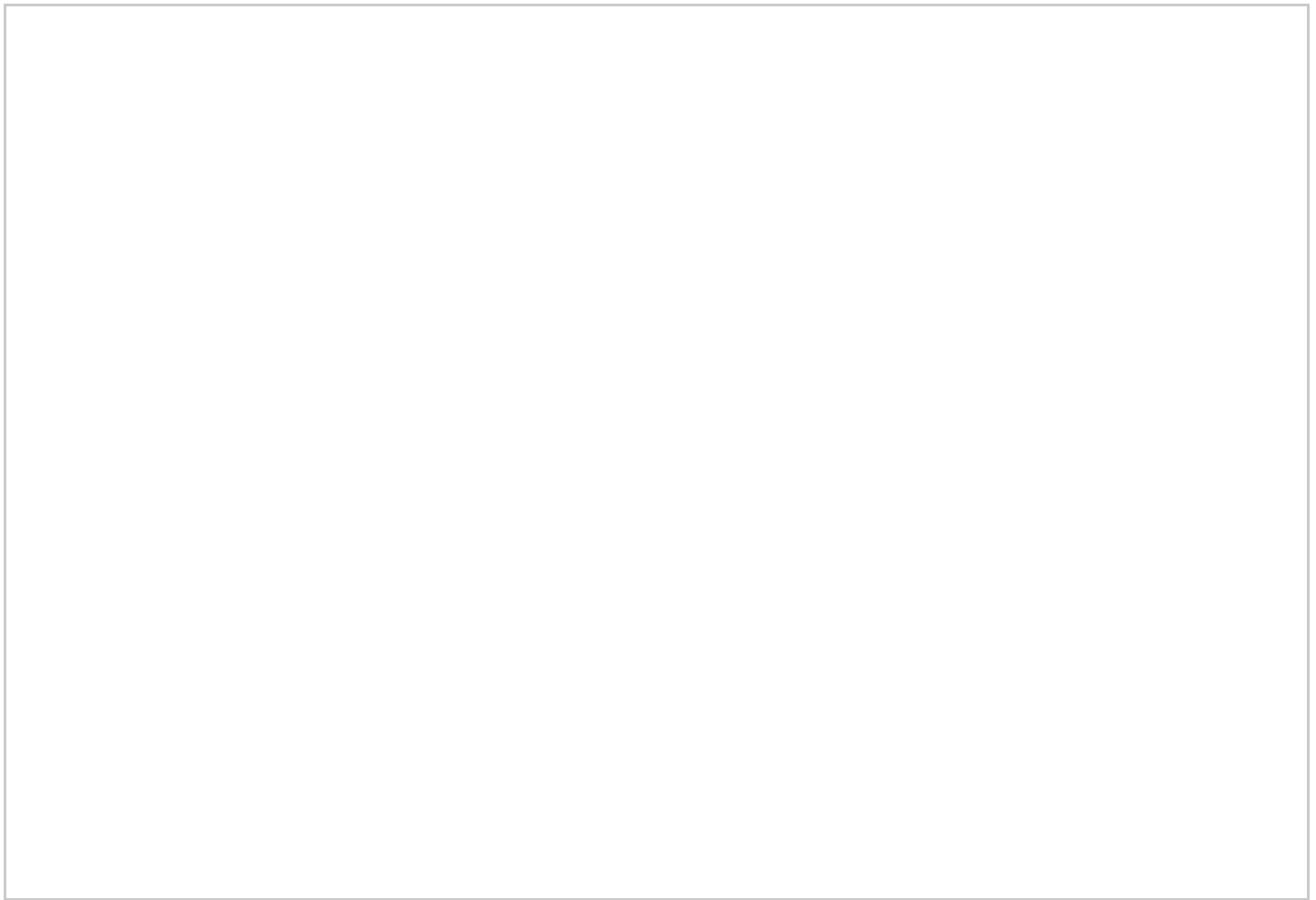
Hybrid Map



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.