

HUNTERS[®]

HERE TO GET *you* THERE



Church View

Off Cemetery Road, Thirsk, YO7 4DL

£450,000



Council Tax: F



7 Church View

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Entrance Hall

Stairs to first floor level, doors off to all rooms.

Cloakroom

Low flush WC and wash hand basin.

Living Room

22'2" x 12'0" (6.78 x 3.66)

Double aspect room with French doors opening to the rear garden and two double glazed windows to the front elevation. Coal effect gas fire, two central heating radiators and coving to ceiling.

Dining Room

10'7" x 9'8" (3.23 x 2.97)

Two double glazed windows to front aspect and central heating radiator.

Study

8'0" x 6'9" (2.44 x 2.06)

Double glazed window overlooking the rear garden, central heating radiator.

Kitchen

11'3" x 9'8" (3.45 x 2.97)

Range of wall and floor mounted units with matching roll-top work surfaces. Bowl and a half sink and drainer unit with mixer tap, space and plumbing for dishwasher, four ring gas hob with extractor over and double electric oven. Double glazed window to rear elevation and central heating radiator.

Utility Room

Useful space with floor mounted units, single bowl sink and drainer, space and plumbing for washing machine and wall mounted gas central heating boiler. Double glazed window to side aspect, door

opening to rear garden and further door to integral garage.

First floor

Landing

Doors off to bedrooms and house bathroom. Airing cupboard and access to loft space.

Bedroom One

13'5" x 9'8" (min) (4.09 x 2.97 (min))

Two double glazed windows to front aspect, central heating radiator and door to en-suite.

En-suite

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

Bedroom Two

12'2" x 11'8" (3.73 x 3.56)

Two double glazed windows to the front elevation and central heating radiator.

Bedroom Three

10'2" x 8'7" (3.10 x 2.62)

Double glazed window to rear elevation and central heating radiator.

Bedroom Four

13'0" x 8'5" (3.97 x 2.59)

Double glazed window to rear elevation, built-in wardrobe and central heating radiator.

House Bathroom

White suite comprising wash hands basin, low flush WC and panelled bath with mixer tap and shower attachment. Double glazed window to rear and central heating radiator.

Garage

20'6" x 18'4" (6.25 x 5.59)

Integral double garage with electric roller doors, light and power.

Outside

Tarmac driveway providing parking and leading to double garage. To the left of the drive is a lawned garden with mature hedge border. to the right is a walled, low maintenance gravelled garden with mature plants and shrubs.

The garden to the rear is mainly laid to lawn with mature trees, plants and shrubs to the borders.



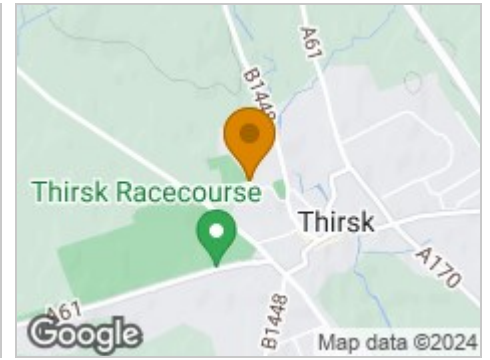
Road Map



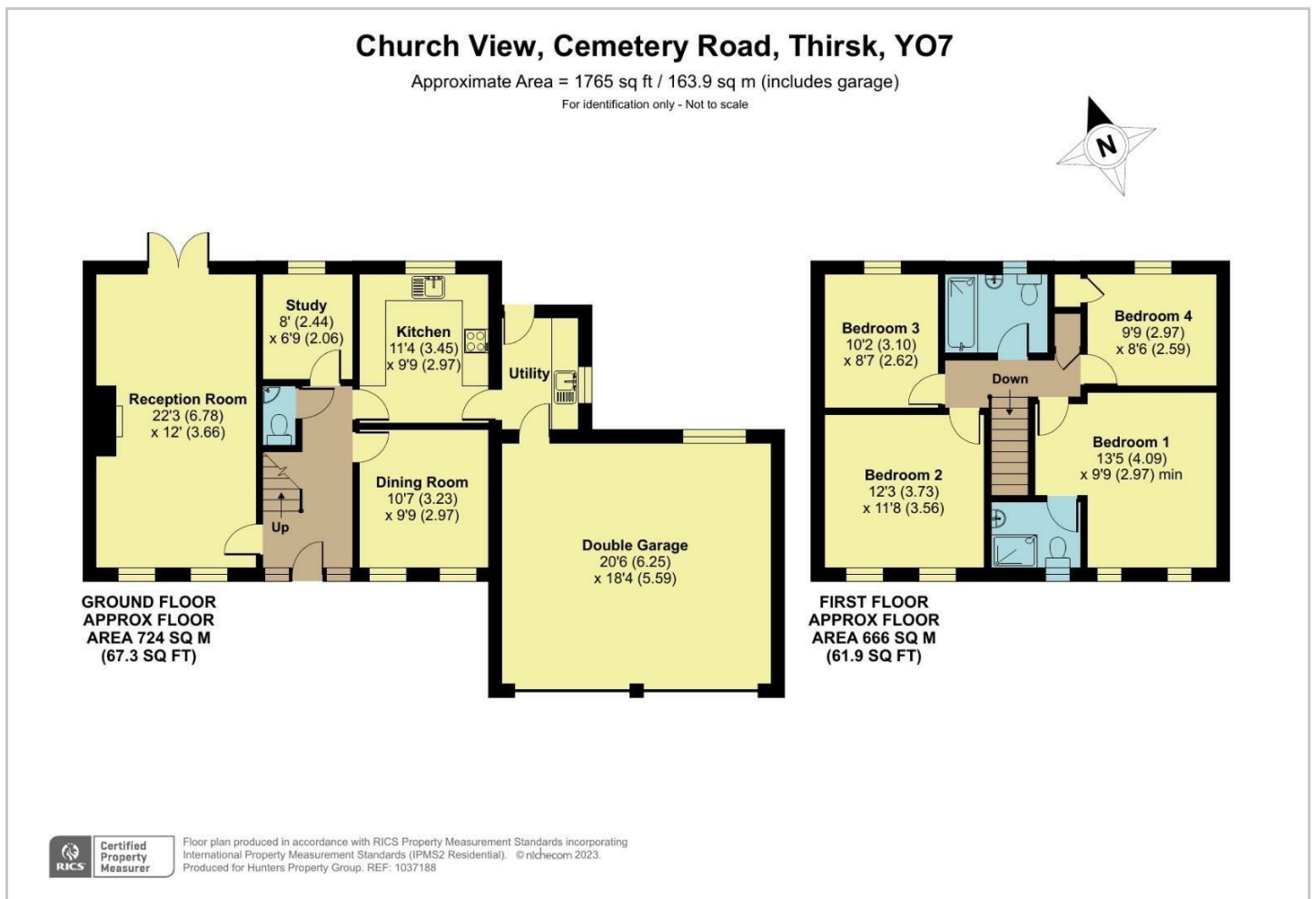
Hybrid Map



Terrain Map



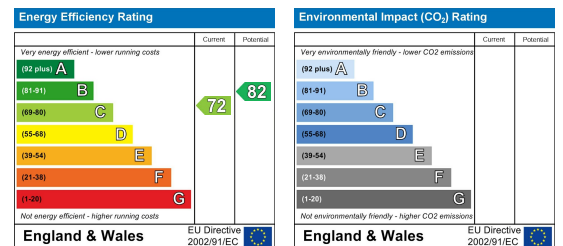
Floor Plan



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.