



Pinfold Place

Thirsk, YO7 1BP

Guide Price £170,000



A three bedroom mid terrace house offered with no onward chain. The double glazed accommodation briefly comprises Lounge, Dining Kitchen, Ground floor WC, galleried landing, three bedroom, two with fitted wardrobes, and shower room. There are easily maintained gardens to the front and rear.



ENTRANCE

To the front of the property there is a paved area. There is a UPVC entry door which provides access into an entrance hall which leads into the kitchen. The downstairs WC is also accessed from this entrance hall.

KITCHEN 14'0" x 13'5" (4.28m x 4.11m)

The kitchen is located to the front of the property. This room includes a selection of base and wall units, a stainless steel sink with mixer tap, plumbing for a washing machine, an electric oven, grill and ceramic hob with an electric extractor fan. There is also two storage cupboards. There is a staircase leading to the first floor.

LIVING ROOM 16'4" x 11'8" (4.98m x 3.56m)

The living room is located to the rear of the property and can be accessed from the kitchen as well as the rear entrance. This room has a television and telephone point, an electric fire, two central heating radiators and a double glazed window to the rear aspect.

FIRST FLOOR LANDING

Providing access to all three bedrooms, the house bathroom and a cupboard housing the water cylinder.

BATHROOM 7'10" x 5'10" (2.40m x 1.80m)

This modern bathroom has a white suite comprising a sink with vanity unit, a toilet and a bath with shower over and glass shower screen. The room has tiled walls, vinyl flooring, a central heating stainless steel towel rail and a double glazed window to the front aspect.

BEDROOM ONE 11'2" x 10'1" (3.42m x 3.08m)

Bedroom one is located to the front of the property. There is built in wardrobe/storage space. This room also has a central heating radiator and a double glazed window to the front aspect.

SECOND FLOOR LANDING

With useful storage cupboard

BEDROOM TWO 12'9" x 8'7" (3.89m x 2.62m)

Bedroom two is to the rear of the property. There is built in wardrobe/storage space. The gas boiler is located in a cupboard within this room. There is a central heating radiator and a double glazed window to the rear aspect.

BEDROOM THREE 7'5" x 9'4" (2.27m x 2.87m)

This bedroom is to the rear of the property. There is a central heating radiator and a double glazed window to the rear aspect.

REAR

The low maintenance rear garden is paved and gravelled. There is a garden shed.

AGENT'S NOTE

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order****

PUBLIC NOTICE

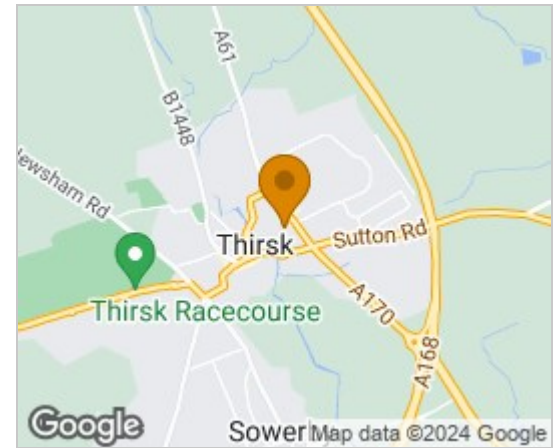
Hunters are now in receipt of an offer for the sum of £175,000 for 2 Pinfold Place Thirsk YO7 1BP. Anyone wishing to place an offer on this property should contact Hunters 48A Market Place Thirsk YO7 1LH 01845 440044 before exchange of contracts.

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.

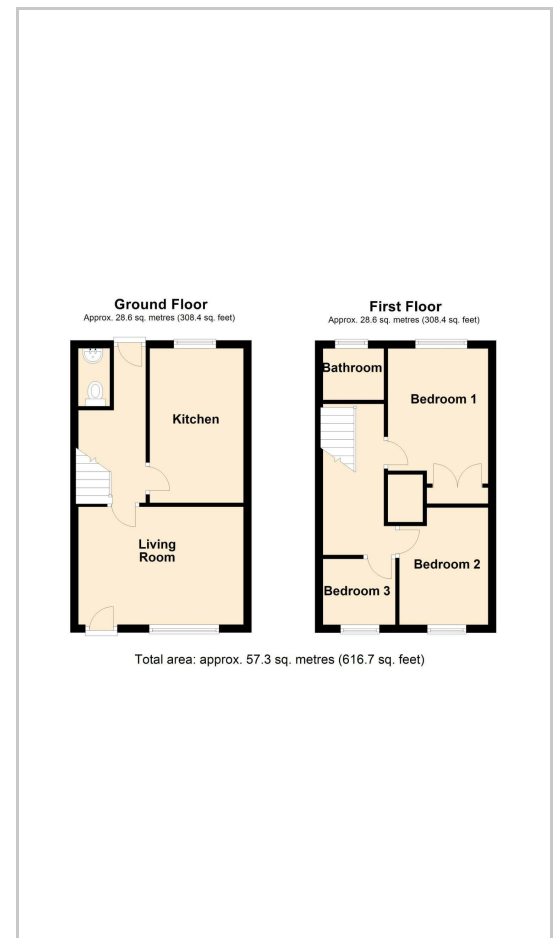
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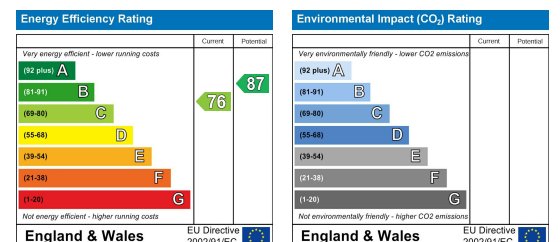
Area Map



Floor Plans



Energy Efficiency Graph



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