

# HUNTERS<sup>®</sup>

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## Meadow Garth

Sowerby, Thirsk, YO7 1HY

Asking Price £325,000



Council Tax: D





# 5 Meadow Garth

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## Entrance Hall

Glazed entrance door from the front of the property, doors off to sitting room, kitchen and cloakroom. Stairs off to first floor.

## Living Room

16'1" x 9'8" (4.90m x 2.95m)

Double glazed window to front elevation, Victorian style cast iron and tiled fireplace with inset electric fire, T.V aerial point, coved ceiling and central heating radiator. French doors to conservatory.

## Conservatory

10'3" x 8'3" (3.12m x 2.51m)

Fitted with a Guardian insulated roof and with double glazed windows and door to garden and patio, ceramic tiled flooring and central heating radiator.

## Kitchen

16'3" x 8'5" (4.95m x 2.57m)

Fitted with a range of floor and wall mounted units (including breakfast bar) with granite worksurfaces and upstands. With the units is a range style cooker with electric ovens and gas hobs, single bowl sink and drainer unit, space and plumbing for washing machine, dishwasher, fridge and freezer. Dual aspect room with double glazed window to the front elevation and glazed door opening to the rear garden, ceramic tiled floor and central heating radiator.

## Cloakroom

White suite comprising; wash hand basin and low flush WC.

## First Floor

## Landing

Door off to all bedrooms and house bathrooms.

## Bedroom One

12'3" (max) x 9'10" (3.73m (max) x 3.00m)

Fitted with a range of bedroom furniture including wardrobes, bedside cabinets, dressing table and overbed cabinets. Double glazed window to front elevation and central heating radiator.

## Ensuite

White suite comprising; wash hand basin, low flush WC and walk-in shower unit with feature inset shelving. Electric shaver point.

## Bedroom Two

9'3" x 8'7" (2.82 x 2.62)

With double glazed window to the front elevation, range of fitted bedroom furniture and central heating radiator.

## Bedroom Three

8'7" x 6'7" (2.62m x 2.01m)

With double glazed window to the rear elevation, laminate flooring, range of fitted bedroom furniture and central heating radiator.

## Bathroom

White suite comprising; wash hand basin, low flush WC and panelled bath with shower over. Fully tiled walls and central heating radiator.

## Outside

To the front of the property is a lawned garden with ample parking for three cars, the driveway leads to the detached garage.

To the rear of the property there is a good sized, fully enclosed and private garden with patio, gravelled borders, outside tap, garden shed and gated access to both sides of the house.

### Garage

Good sized single garage with up and over door, light and power, painted floor and roof storage space.

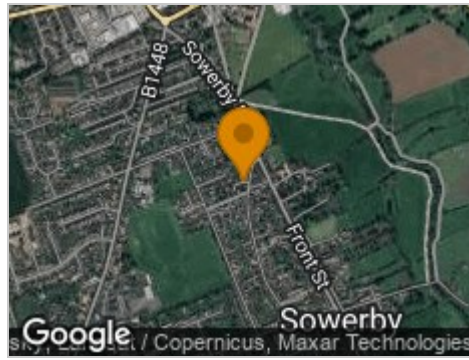




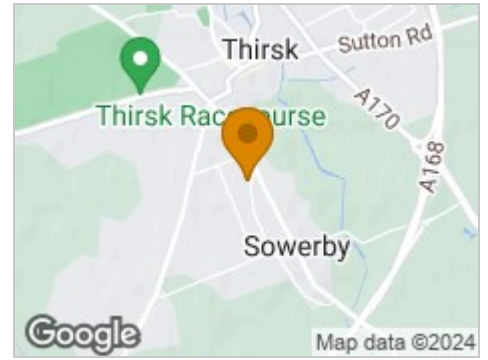
## Road Map



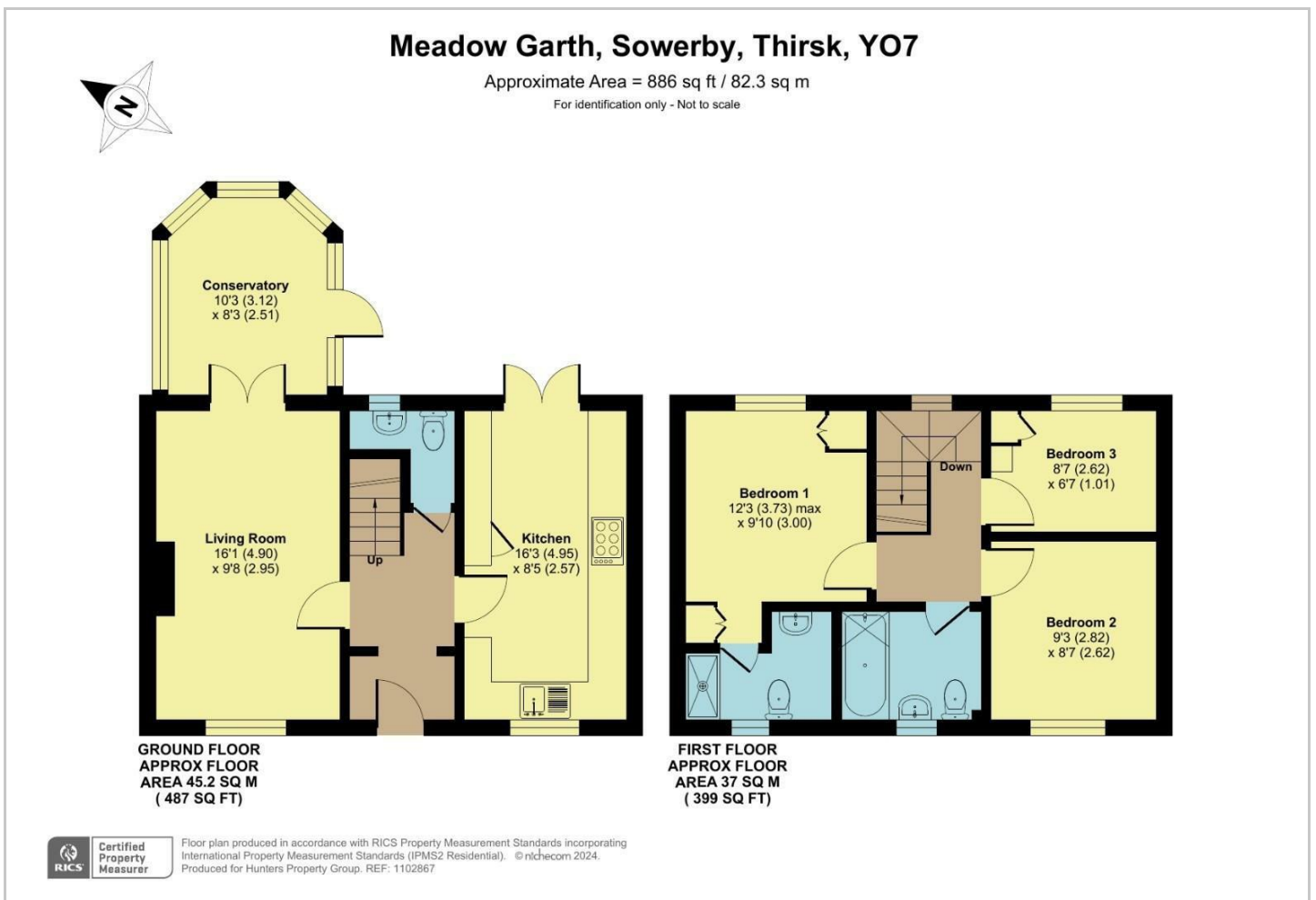
## Hybrid Map



## Terrain Map



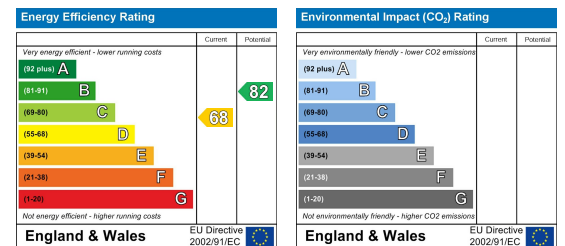
## Floor Plan



## 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.