

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hambleton View

Thirsk, YO7 1EJ

Offers In Excess Of £200,000



Council Tax: B



# 67 Hambleton View

Thirsk, YO7 1EJ

Offers In Excess Of £200,000



Hunters are pleased to offer this three bedroom property with larger than average accommodation. The ground floor has been extended to create a summer house with French doors and views over the rear garden, together with a utility room with downstairs WC off. In addition to the house bathroom, there is a well appointed ground floor shower room. Gardens and off street parking. Viewing recommended.

## Entrance Hall

Access to Lounge, Kitchen and ground floor Shower Room. Stairs to first floor

## Lounge

14'9" x 10'9" (4.52 x 3.30)

A light and airy room with windows to the front and side elevations. Inset wood burner with oak mantle over. Feature arches either side of the chimney breast make a lovely feature. Built in cupboards below. Laminate flooring and coving.

## Kitchen

11'10" x 10'5" (3.61 x 3.18)

Fitted with a good range of contemporary range of wall and floor units with marble effect worktop over. Inset oven with gas hob and extractor over. Stainless steel sink with chrome mixer tap over, laminate flooring.

## Shower Room

Fully tiled and with window to the front aspect, the shower room is fitted with a three piece suite in white comprising corner shower with glazed doors, low flush WC and modern handbasin set with a vanity unit. Extractor.

## Garden Room

20'4" x 8'2" ( 6.22 x 2.49)

Window to rear elevation, double doors and two glazed windows to the side aspect. Timber detailing ceiling and laminate flooring. Additional single door to the front of the property. Door to:

## Utility Room

13'10" x 7'4" (4.22 x 2.26)

Fitted sink with cupboard below, additional useful storage, tiled effect floor and window overlooking the rear garden.

## Downstairs WC

With tiled effect floor, window to the rear elevation and useful storage.

## First Floor

### Bedroom One

11'5" x 8'9" (3.48 x 2.69)

Window to the side aspect and door to the Jack and Jill bathroom

### Bedroom Two

Dual aspect with windows to the front and side, good sized built in wardrobe/storage, and door to the bathroom

### Bedroom Three

11'3" x 8'0" (3.45 x 2.44)

Window to the side elevation

## Bathroom

Fully tiled walls and fitted with a three piece suite in white comprising panelled bath with shower over, low flush WC and pedestal handbasin. Window to the front aspect

## Gardens

Set behind a brick wall and accessed through a wrought iron gate, the front garden is fully paved providing off street parking. The rear garden is fully enclosed and is laid to lawn with a good sized patio.



## Road Map



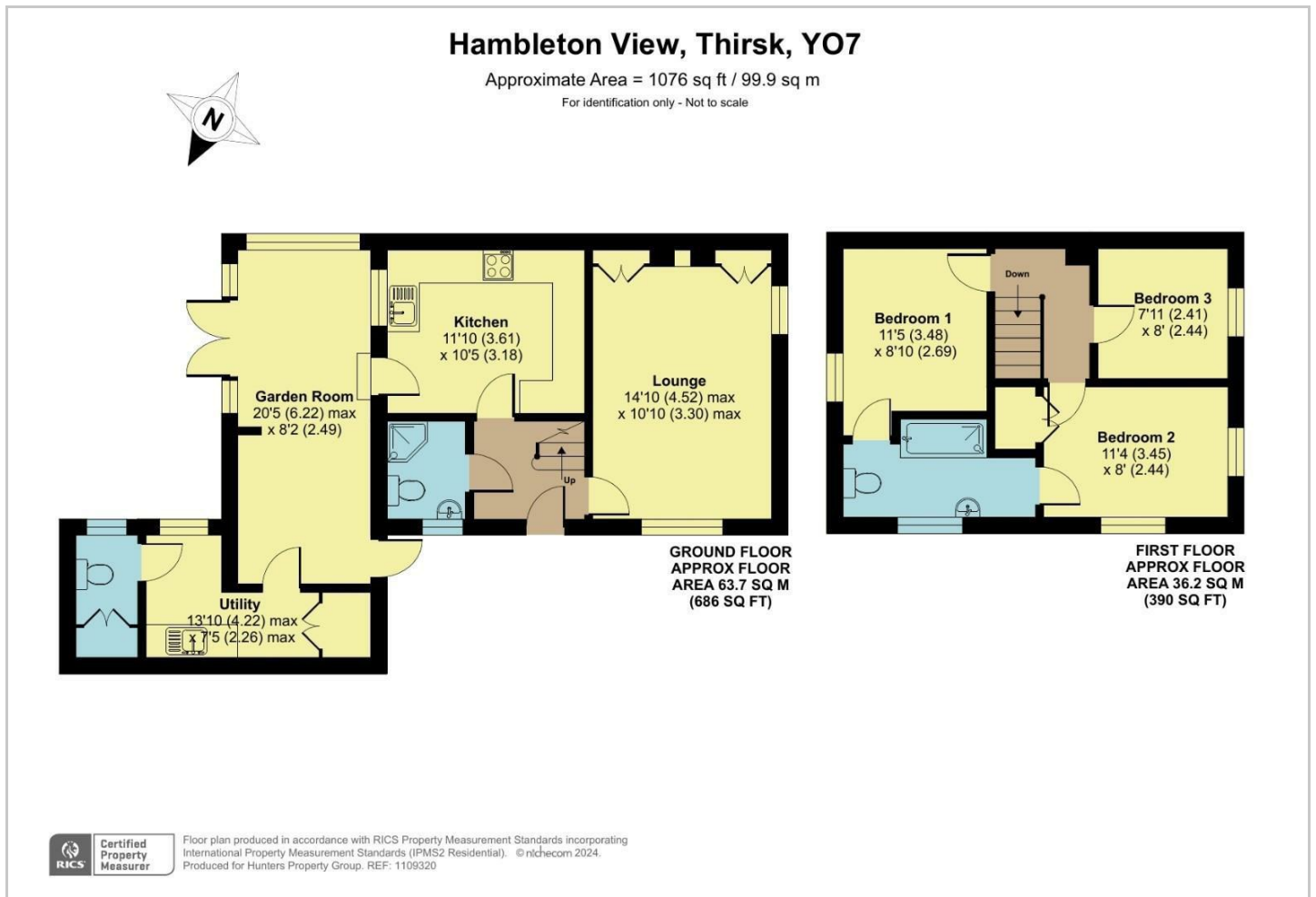
## Hybrid Map



## Terrain Map



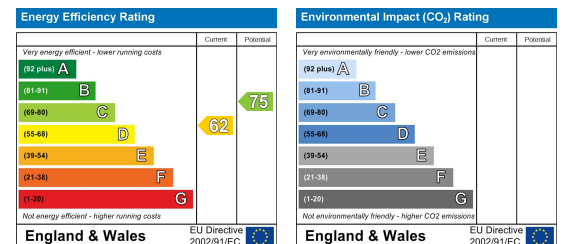
## Floor Plan



## 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.