

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Orchard Cottages

Roecliffe, YO51 9LX

Asking Price £235,000



Council Tax: B



# 4 Orchard Cottages

Roecliffe, YO51 9LX

Asking Price £235,000



## ENTRANCE HALL

Accessed via a composite part glazed front door. Stairs to the first floor, central heating radiator

## KITCHEN/BREAKFAST ROOM

11'1" x 11'5" (3.40m x 3.48m)

With window to the front elevation, a range of fitted base and wall units, inset sink and drainer, side access door, electric oven, radiator.

## SITTING ROOM

17'3" x 10'5" (5.28m x 3.18m)

Sliding glazed doors give access to the rear garden, fire surround with gas fire, under stairs storage cupboard and central heating radiator.

## LANDING

With access to loft space

## BEDROOM ONE

11'10" x 11'1" (3.63m x 3.38m)

Double room with window overlooking the front garden and central heating radiator.

## BEDROOM TWO

11'10" x 11'1" (3.63m x 3.38m)

With window overlooking the rear garden, radiator.

## BEDROOM THREE

9'10" x 6'11" (3.02m x 2.13m)

Window to rear elevation and radiator.

## BATHROOM

Fully tiled walls and with bath, overhead shower. handbasin and low level WC. Radiator.

## GARDEN

Enclosed rear garden mainly laid to lawn with

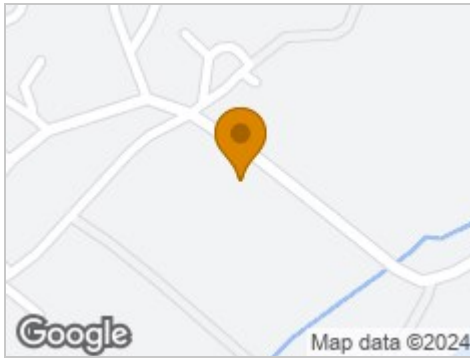
established borders, two brick built outbuildings and garden shed.

## FRONT GARDEN

Mainly laid to lawn with established borders, shared path and side access door to the kitchen.



## Road Map



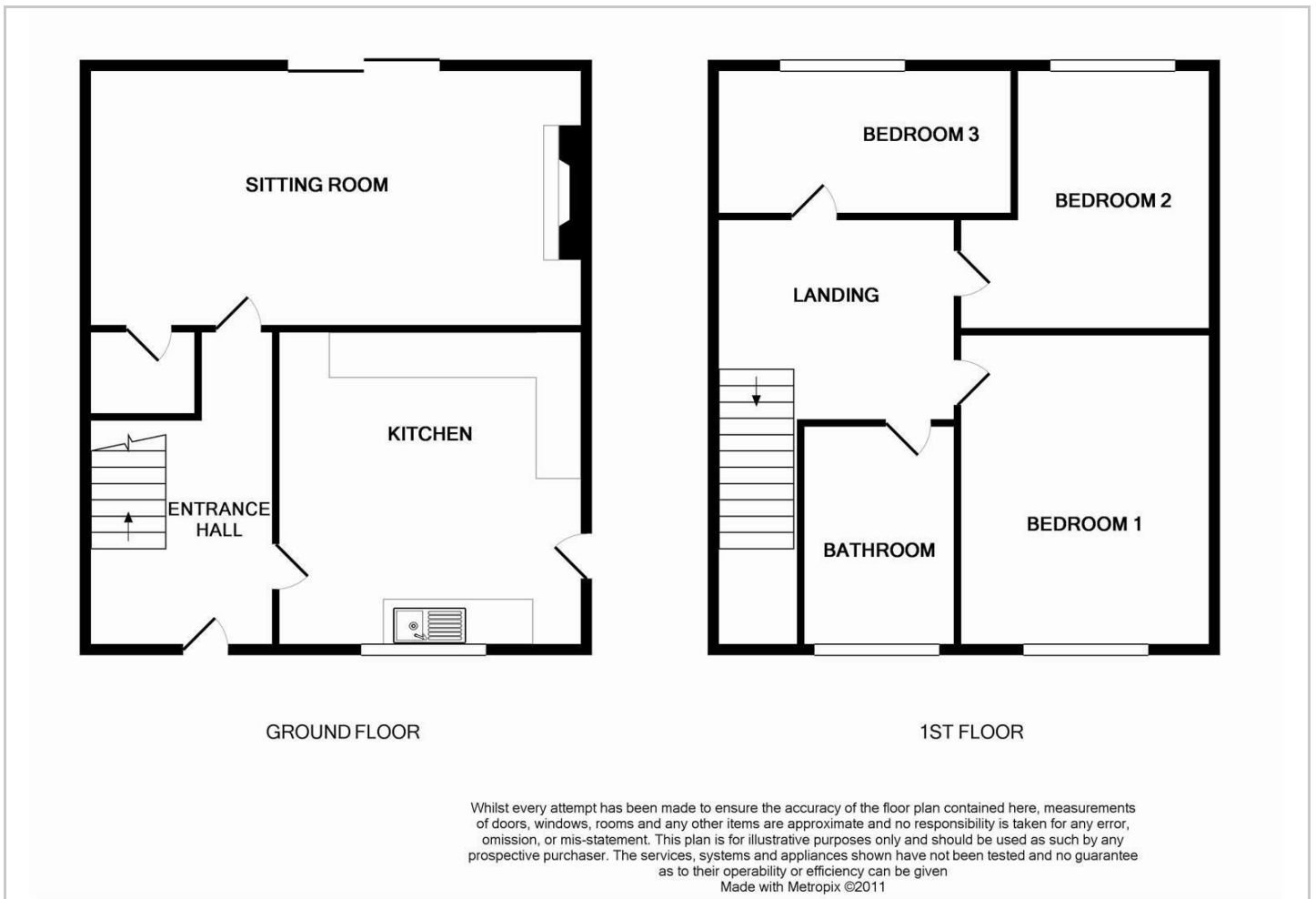
## Hybrid Map



## Terrain Map



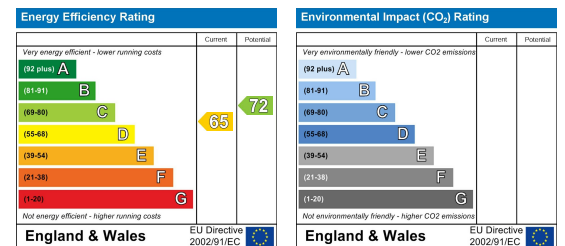
## Floor Plan



## Viewing

Please contact our Hunters Thirsk Lettings 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.