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Byland Avenue

Thirsk, YO7 1DH

Guide Price £262,500



Council Tax: D



16 Byland Avenue

Thirsk, YO7 1DH

Guide Price £262,500



An uncommon opportunity to acquire a charming three bedroom detached bungalow in a popular and accessible location. The property, which would benefit from some updating, we are informed that an electric re-wire and new Worcester Bosch boiler installation were carried out in 2020 and a replacement hot water cylinder installed in 2022. Offering good sized accommodation throughout and briefly comprising; two reception rooms, two double and one single bedroom, fitted kitchen and bathroom. The gardens are a particular feature of the property with lawned and gravelled areas well stocked with mature shrubs, A blocked paved driveway offers off street parking with single garage.

Entrance Hall

With built-in cloak cupboard with hanging and shelving space.

Lounge

16'0" x 12'4" (4.88 x 3.78)

Dining Room

9'6" x 9'1" (2.92 x 2.79)

With door to hall and inner hall, serving hatch to kitchen and window to the side elevation.

Kitchen

9'6" x 9'4" (2.9 x 2.87)

Fitted with a good range of wall and floor units with complementary worktops over. Single built under oven with gas hob and extractor over. Stone tiled floor and doors to the garden and inner hall. Space and plumbing for a washing machine.

Inner Hall

With a useful handrail the inner hall give access to

all rooms. Within the hallway there are three useful built-in cupboards comprising; airing cupboard with shelving, boiler cupboard housing the gas fired central heating boiler (replaced 2020) and hot water cylinder (installed in 2022) and a broom cupboard.

Bedroom One

11'10" x 10'2" (3.61 x 3.10)

Overlooking the rear garden and with a useful built in full height cupboard

Bedroom Two

10'9" x 10'0" (3.28 x 3.07)

Overlooking the rear garden and with a useful built in full height cupboard

Bedroom Three

8'11" x 8'3" (2.74 x 2.54)

Fitted with a double full height wardrobe, window to the side elevation.

Bathroom

Part tiled walls, obscure glazed window to the side elevation and with three piece suite in white comprising bath, low flush WC and pedestal handbasin

Garage

16'6" x 7'6" (5.03 x 2.29)

Accessed over a block paved drive and with up and over door.

Gardens

The gardens are a feature of the property, the front garden is gravelled and well stocked with shrubs. An arched wooden gate opens to the South facing rear garden which is mainly laid to lawn and a variety of mature shrubs.

Tel: 01845 440044

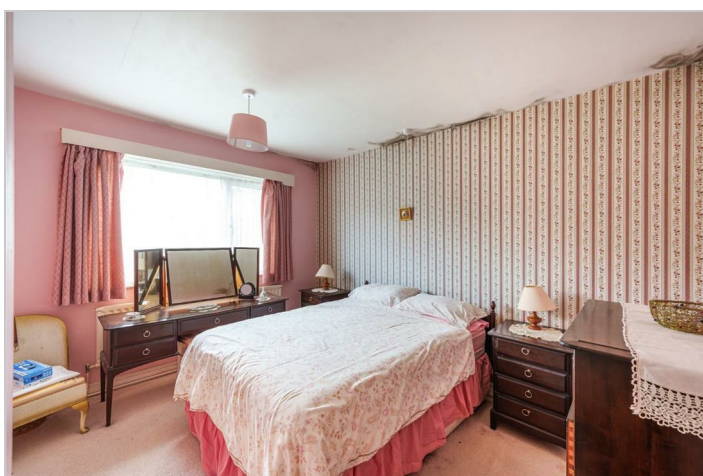
Transportation

Transportation:

Thirsk benefits from excellent transportation links, with easy access to the A19 and A1(M) motorways, connecting you to major cities like York, Leeds, and Newcastle. Thirsk train station provides regular services to London and other major destinations.

AGENTS NOTE

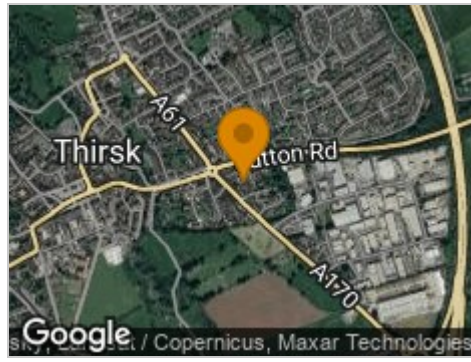
A damp report and quote for remedial works is available to view on request.



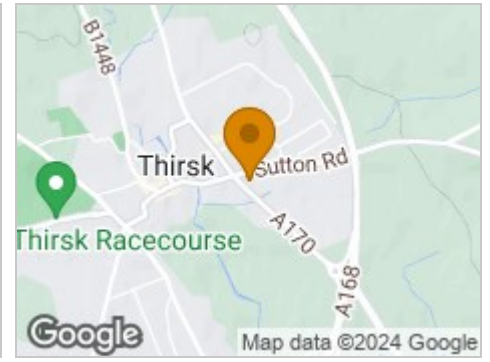
Road Map



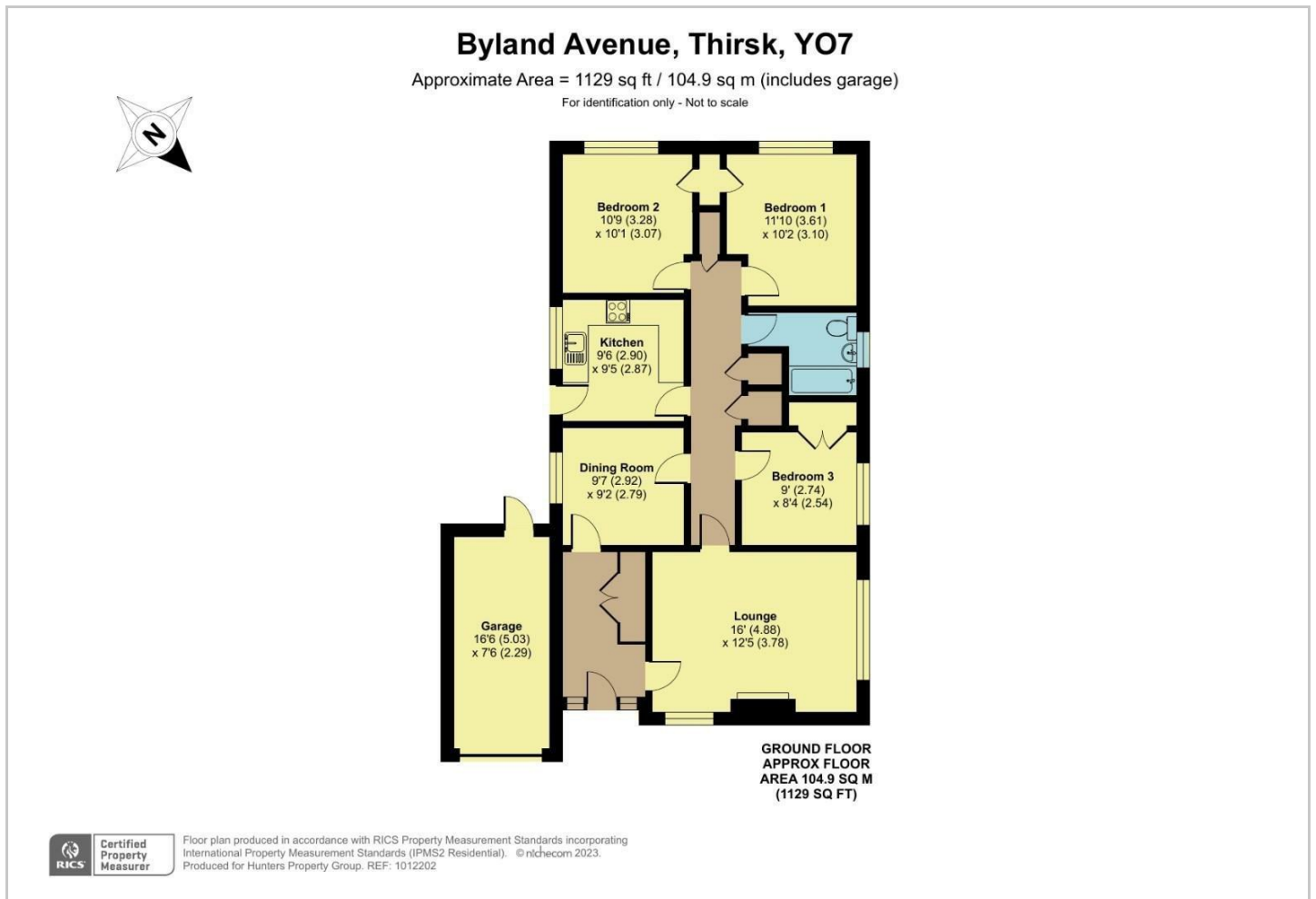
Hybrid Map



Terrain Map



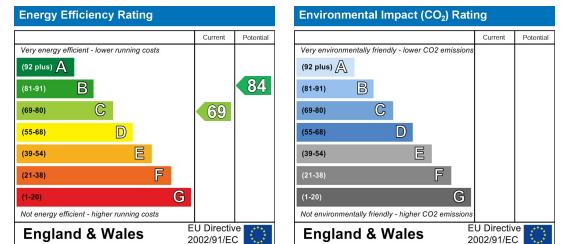
Floor Plan



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.