

HUNTERS[®]

HERE TO GET *you* THERE



Cemetery Road

Thirsk, YO7 1PR

Asking Price £650,000



Council Tax: F



Chapter House Cemetery Road

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Entrance Hall

Half glazed composite entrance door with double glazed sidelight, wooden flooring, coving, central heating radiator, stairs to first floor and under-stair cupboard.

Lounge

14'1" x 10'7" (4.3 x 3.23)

Double glazed window to front, coving, radiator, wooden flooring

Sitting Room

17'6" x 12'10" (5.35 x 3.93)

Double glazed window and double French door to rear, coving, radiator, feature marble fire surround with matching back and hearth and inset living flame gas fire

Dining Room

17'5" x 9'11" (5.33 x 3.04)

Open to full height with remote control Velux style window, the room enjoys a dual aspect with double glazed window to front and double glazed French doors to the rear. Spotlighting, central heating radiator and wooden flooring.

Kitchen

17'0" x 9'1" (5.19 x 2.77)

Fitted with a range of base, wall and drawer units with complementing granite work surfaces incorporating a recessed sink with mixer tap, five ring gas hob with twin oven below and extractor hood above, integrated dishwasher, integrated fridge/freezer and integrated microwave (all appliances are NEFF except dishwasher) at eye level. Double glazed window to the front, tiled splashbacks, central heating radiator and wooden flooring.

Laundry Room

6'5" x 5'4" (1.97 x 1.64)

Fitted with a range of base units with complementing granite work surfaces incorporating a recessed sink with mixer tap, space and plumbing for washing machine and tiled splashbacks. Central heating radiator, wall mounted gas fired boiler and wooden flooring.

Cloakroom/WC

White suite comprising; wash hand basin and low flush WC. Double glazed window, central heating radiator and wooden flooring.

Utility Room

9'6" x 7'6" (2.91 x 2.29)

Double glazed windows to three sides and half glazed door to rear. Granite work surface with under counter space for fridge, freezer, tumble dryer and plumbing for washing machine. Central heating radiator and wood effect tiled flooring.

Landing

Double glazed window to front, coving, central heating radiator and doors opening to:

Bedroom One

10'6" x 10'6" (3.21 x 3.21)

Double glazed window to front, fitted wardrobes, coving and central heating radiator.

En-Suite

White suite comprising; pedestal wash hand basin, low level WC and separate shower cubicle with mains fed shower. Double glazing window to side, central heating radiator, extractor and fully tiled walls.

Bedroom Two

10'5" x 9'3" (3.20 x 2.82)

With fitted wardrobes, double glazed window to rear, central heating radiator and coving.

Bedroom Three

10'4" x 9'1" (3.17 x 2.78)

With fitted wardrobes, double glazed window to front, central heating radiator and coving.

Bedroom Four

10'7" x 10'1" (3.23 x 3.08)

Double glazed window to rear, coving and central heating radiator.

Bathroom

White suite comprising; pedestal wash hand basin, low level WC and panelled bath with shower over. Double glazed window to rear, part tiled walls with attractive panelling to shower area, central heating radiator, extractor and tiled floor

Externally

Approached via a private driveway access off Cemetery Road, cast iron electric gates open to the block-paved driveway and hard standing area.

Detached garage with electric roller shutter door, power and light and eaves storage. Cast iron gate leads to the rear. The rear garden is mostly laid to lawn with privacy fencing, paved pathway and mature shrubbery



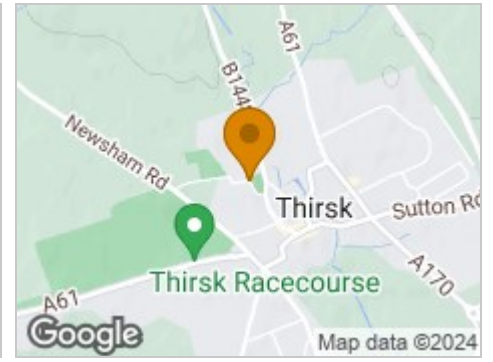
Road Map



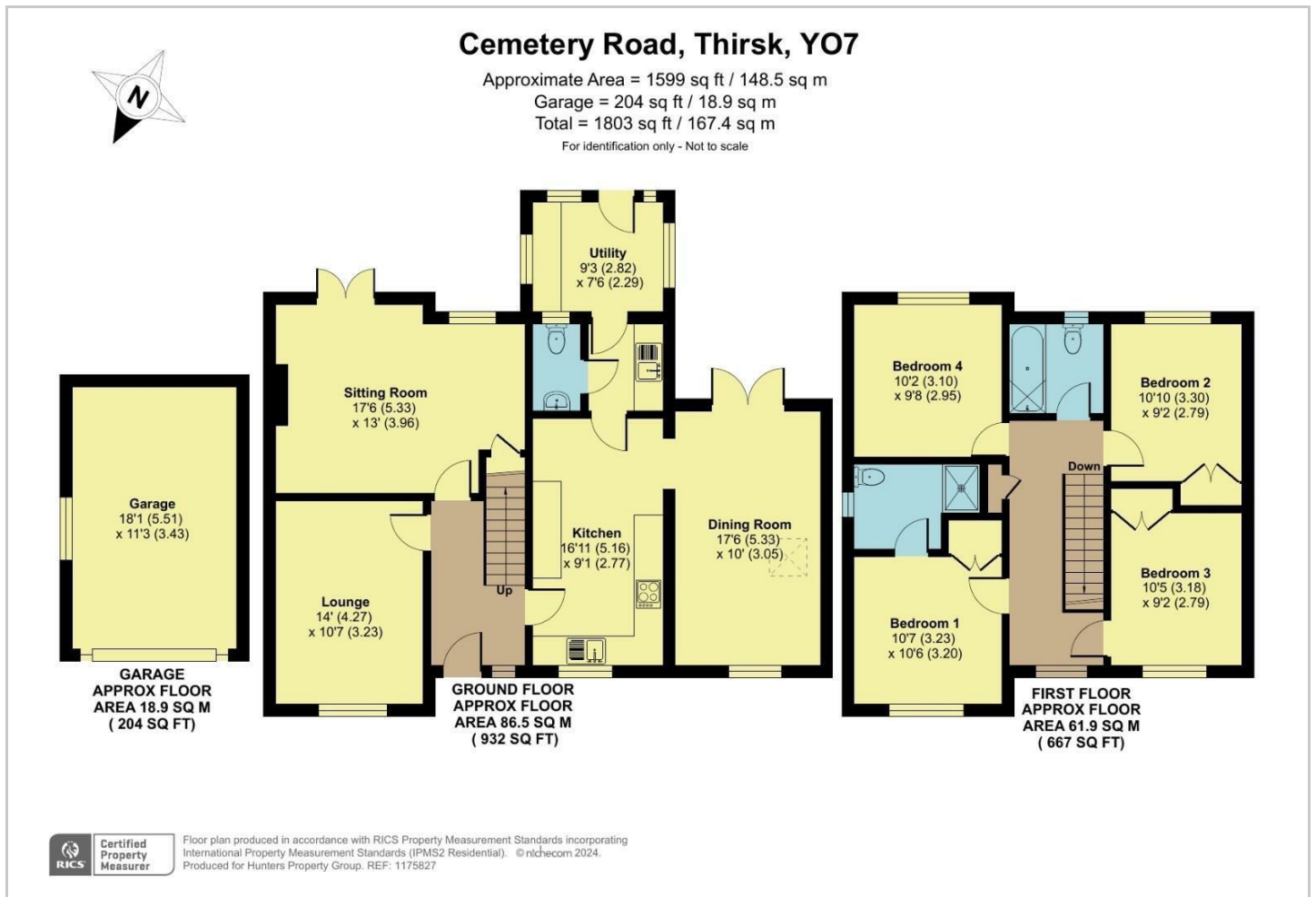
Hybrid Map



Terrain Map



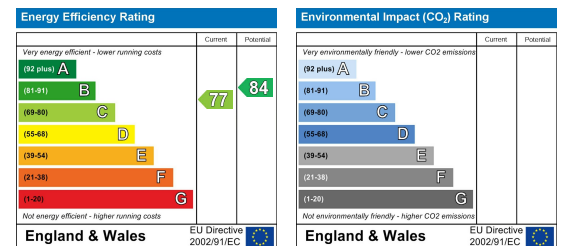
Floor Plan



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.