

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bamlett House

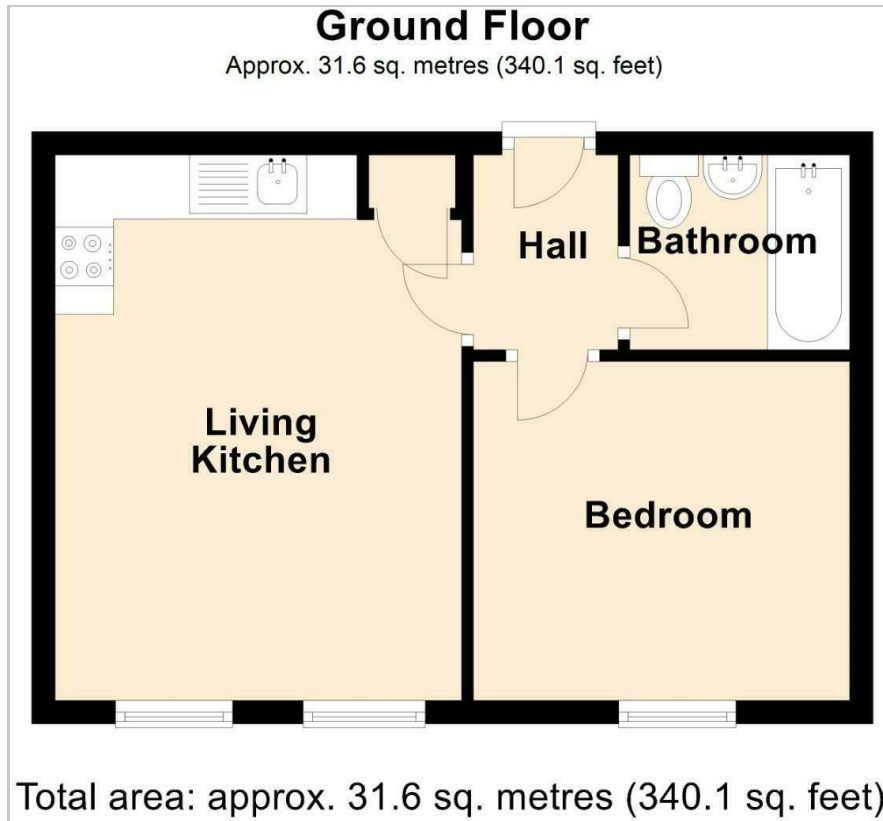
Station Road, Thirsk, YO7 1TR

Asking Price £75,000

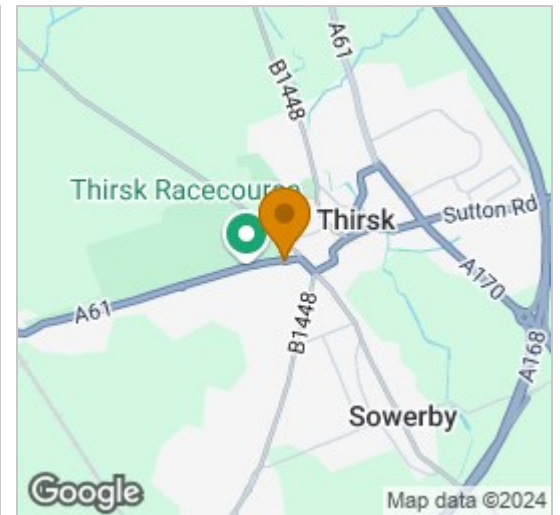


Council Tax: A

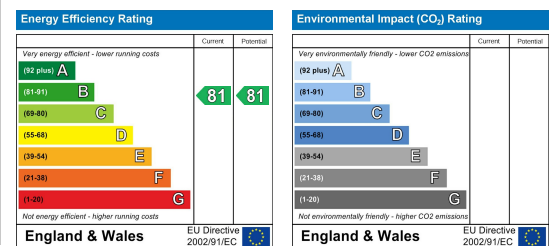
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

- **F I R S T F L O O R** ■ CONVENIENT LOCATION APARTMENT
- SELF CONTAINED                      ■ ONE DOUBLE BEDROOM
- GROUND RENT AND SERVICE CHARGE PAID FOR 2025.

Ideal for investors or first time buyers, this one bedroom open plan first floor apartment is situated less than half a mile from the bustling town centre of Thirsk and is well placed for access to the main line train station and motorway network.

With open plan sitting and kitchen area, double bedroom and bathroom, the property is presented to a high standard and is offered with no onward chain.



## MATERIAL INFORMATION

**Tenure: Leasehold**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

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.