

HUNTERS[®]

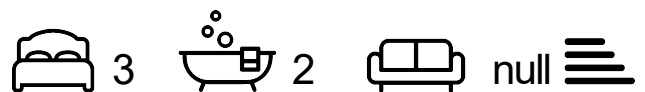
HERE TO GET *you* THERE



East Lea

Topcliffe, Thirsk, YO7 3RR

Asking Price £259,000



Council Tax: B



16 East Lea

Topcliffe, Thirsk, YO7 3RR

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A spacious three bedroom semi-detached property in the popular village of Topcliffe, with easy travel links to the A19 and A1M. The property boasts a modern finish with accommodation briefly comprising; Kitchen, living room, conservatory with log burner, cloakroom and separate utility to the ground floor. To first floor level are three bedrooms and house bathroom. Externally, there are generously sized front, side and rear gardens which are fully enclosed and mainly laid to lawn.

Topcliffe

The property is located in the sought after village of Topcliffe five miles from Thirsk. Topcliffe benefits from many amenities including a post office, primary school, two public houses and doctors surgery. Topcliffe is situated within easy access to the A1M and A19.

Entrance Hall

Useful entrance space with stairs off to the first floor. Door off to living room.

Living Room

20'0" x 11'1" (6.12m x 3.38m)

Dual aspect with double glazed window to front and French doors opening to the conservatory. Feature fireplace with Gas fired stove and wooden mantle. Attractive fitted shelving and cupboards to alcoves. Central heating radiator and door to kitchen.

Kitchen

10'10" x 10'1" (3.31m x 3.09m)

Fitted with a range of wall and floor mounted units completed with wood effect work-surfaces and attractive tiled splash backs.. Bowl and a half sink and drainer unit with mixer tap, double electric oven,

induction hob with extractor over and space and plumbing for washing machine. The breakfast bar provides further cabinet and counter space together with a useful seating area. Under-stair cupboard providing walk-in storage space.

Utility Room

9'6" x 5'1" (2.9m x 1.55m)

A handy space off the kitchen with side entrance door. With plumbing for washing machine and space for a tumble dryer. Housing wall mounted gas fired central heating boiler. Door to cloakroom.

Cloakroom,

White suite comprising; wash hand basin and low flush WC.

Conservatory

20'11" x 13'6" (6.38m x 4.14m)

A large and bright space enjoying outlook to both the rear and side gardens. Multi-fuel stove on stone hearth providing heat through the colder months. An ideal multi-purpose family room which lends itself to a play room, dining, entertaining or simply relaxing. French doors open to the rear garden.

First Floor

Landing

Offers access to all first floor bedrooms, WC and bathroom.

Bedroom One

13'5" x 11'0" (4.11m x 3.37m)

With built in storage wardrobes and over the stair cupboard. Double glazed window to front elevation and central heating radiator.

Bedroom Two

13'6" x 7'9" (4.12m x 2.37m)

Dual aspect with windows to the front and side elevations. Over stair cupboard providing wardrobe space. Central heating radiator.

Bedroom Three

10'11" x 6'3" (3.35m x 1.93m)

Double glazed window overlooking the rear garden and central heating radiator.

Bathroom

6'2" x 5'5" (1.89m x 1.66m)

Fitted with a white suite comprising; wash hand basin, low flush WC and bath with shower and screen over. Attractive tiling to walls and bath panel. Double glazed window to rear aspect.

WC

Separate from bathroom, white low flush WC and wash hand basin.

Outside

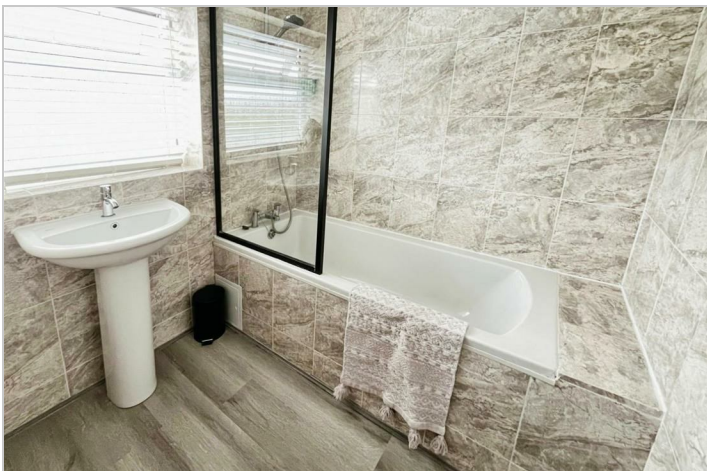
Gardens

The property benefits from good sized outside space with lawned gardens to the front, side and

rear. Gated access to the front of the property opens to the communal pathway for access to the street and parking.

Parking

A designated car park is situated at the end of the street and available for residents use at no cost.



Road Map



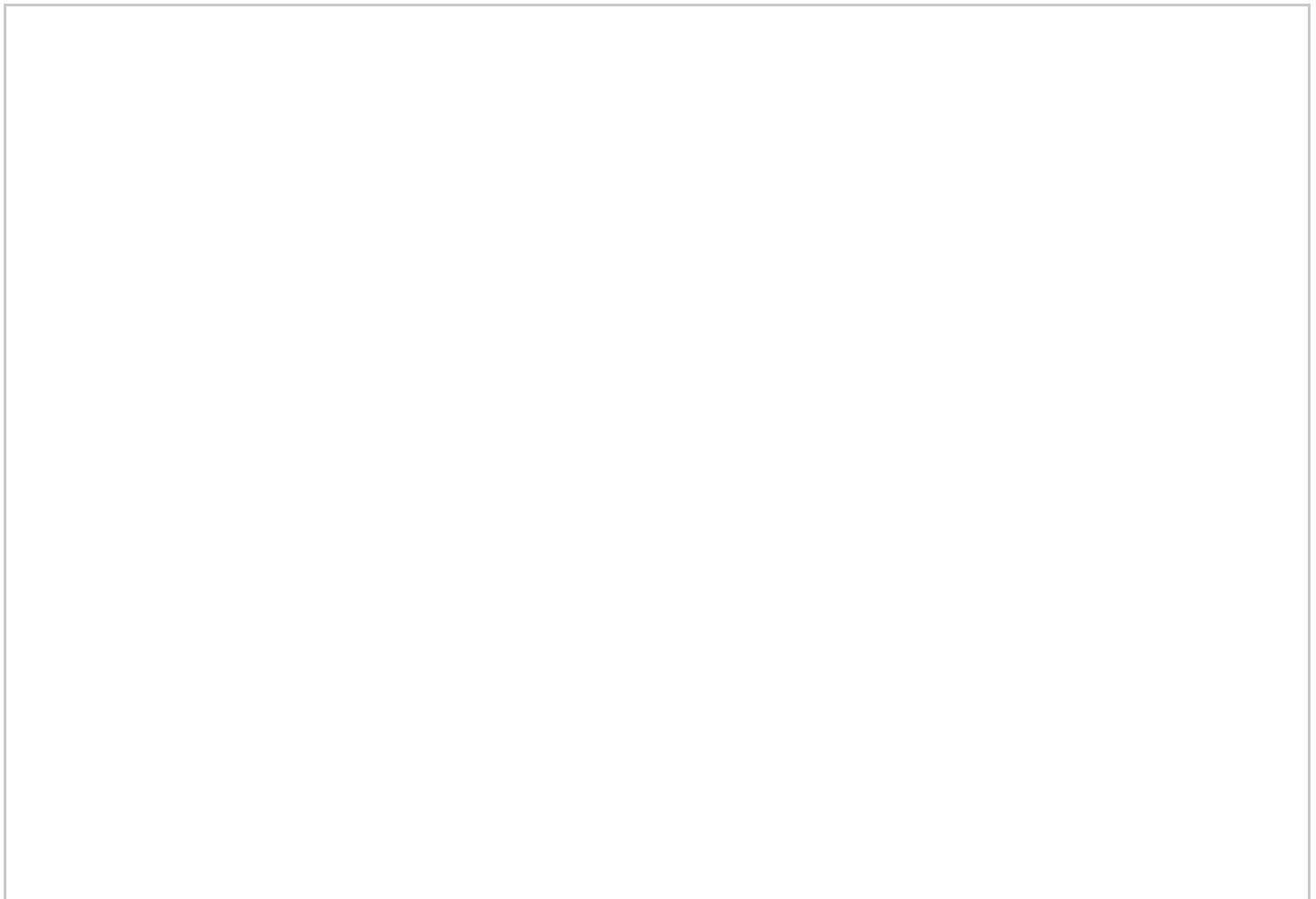
Hybrid Map



Terrain Map



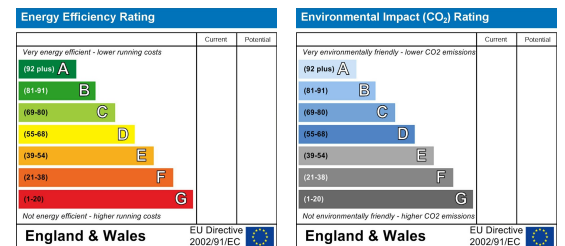
Floor Plan



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.