

# HUNTERS®

HERE TO GET *you* THERE



## Nursery Gardens

Thirsk, YO7 1FT

Asking Price £115,000



Council Tax: B



# 35 Nursery Gardens

Thirsk, YO7 1FT

Asking Price £115,000



## Communal Entrance

Communal Entrance - Entry to the apartment is through a glazed security door leading into the Reception Hall with the staircase leading to the upper floors. There is also a telephone entry system and letter box.

## Entrance Hall

Entry to the home is through a timber entry door leading into the home's entry vestibule which then proceeds into the main hallway. The main hallway provides access to the bathroom, bedroom, living room and airing cupboard. There is an electric storage heater, a telephone socket and an intercom phone. The property also benefits from attic space which is accessed via the loft hatch in the hallway.

## Living Room

12'5" x 12'3" (3.80 x 3.74)

Recessed double glazed window, television and phone point, electric storage heater and access to the Kitchen.

## Dining Kitchen

12'5" x 10'1" (3.785 x 3.09)

Fitted with a good range of floor and wall wood effect units with complementary worktops over. Inset electric oven with ceramic hob and extractor hood over. tiled splashbacks. Space and plumbing for a washing machine and dishwasher, space for a fridge/freezer, White one and half bowl sink and drainer Velux window Space for table and seating. Door through to living area.

## Double Bedroom

16'6" x 8'9" (5.04 x 2.689)

With double glazed recessed window, television and phone points and an electric storage heater.

## Bathroom

7'11" x 6'9" (2.414 x 2.058)

Fitted with a three piece suite in white comprising panelled bath with shower over, pedestal sink and low flush W.C.. Part tiled walls and Velux roof window to the front.

## Parking

There is one dedicated parking space to the front of the property

## SERVICES

-ELECTRIC STORAGE HEATERS

MAIN SERVICES AVAILABLE.

LEASEHOLD AND ACCORDING TO THE HOMEOWNER THE MANAGEMENT CHARGES ARE APPROXIMATELY £1800. THIS INCLUDES BUILDINGS INSURANCE, EXTERIOR DECORATING, HALLWAYS MAINTENANCE AND CLEANING, GARDENING. The freehold of the properties in Finkle Mews is held not by the developer or absentee landlord but by the resident's association, Finkle Mews Management Company. VACANT POSSESSION ON COMPLETION OF THE SALE.



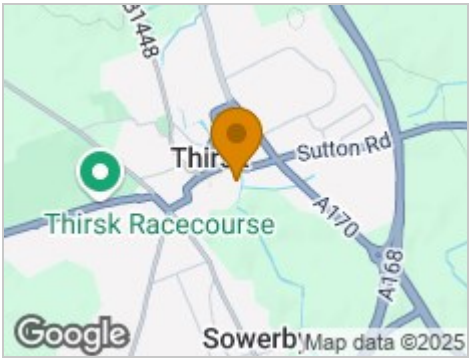
Road Map



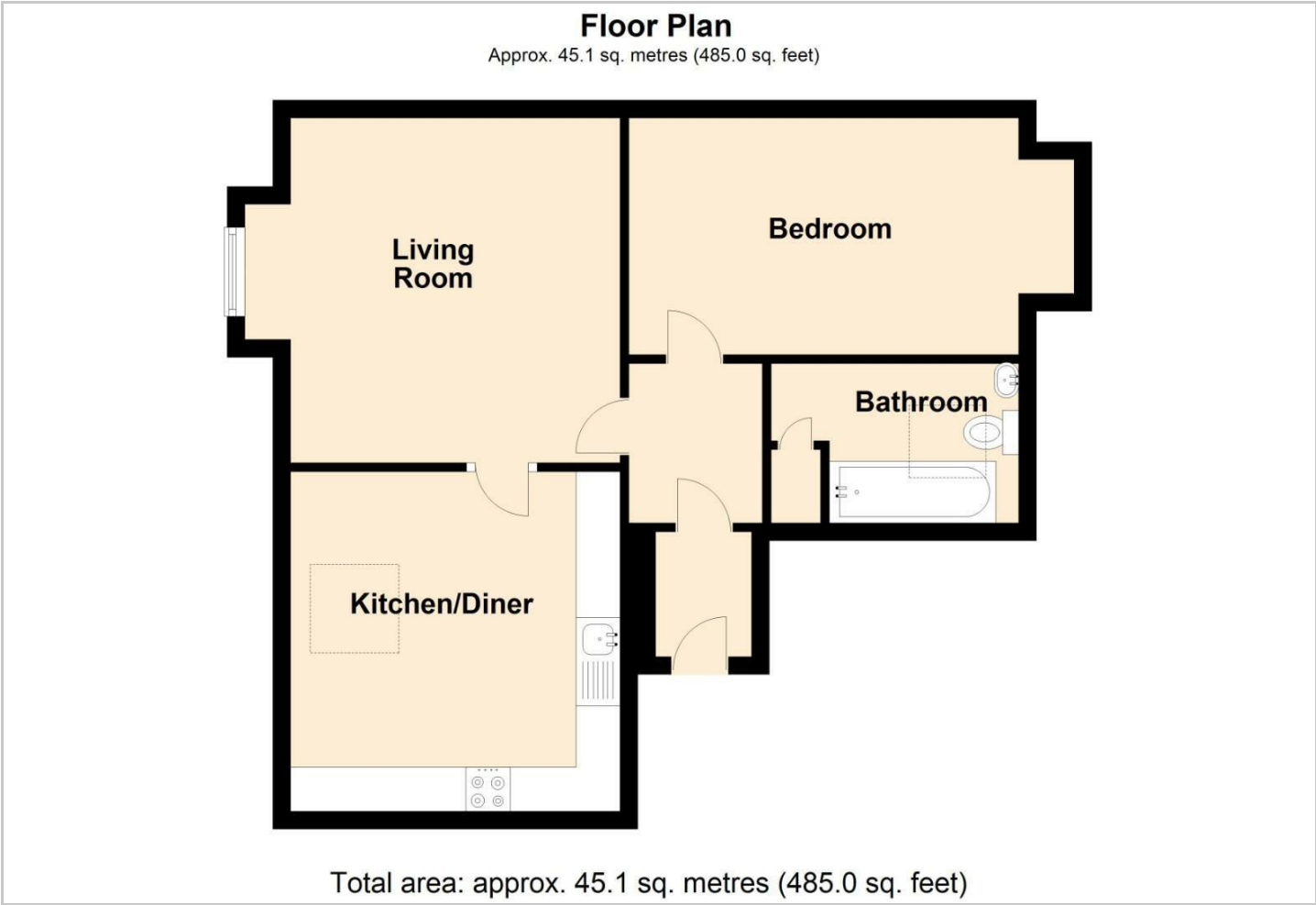
Hybrid Map



Terrain Map



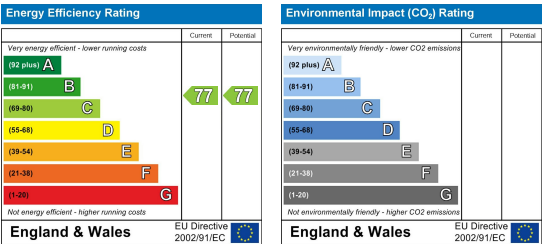
Floor Plan



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.