

# HUNTERS®

HERE TO GET *you* THERE



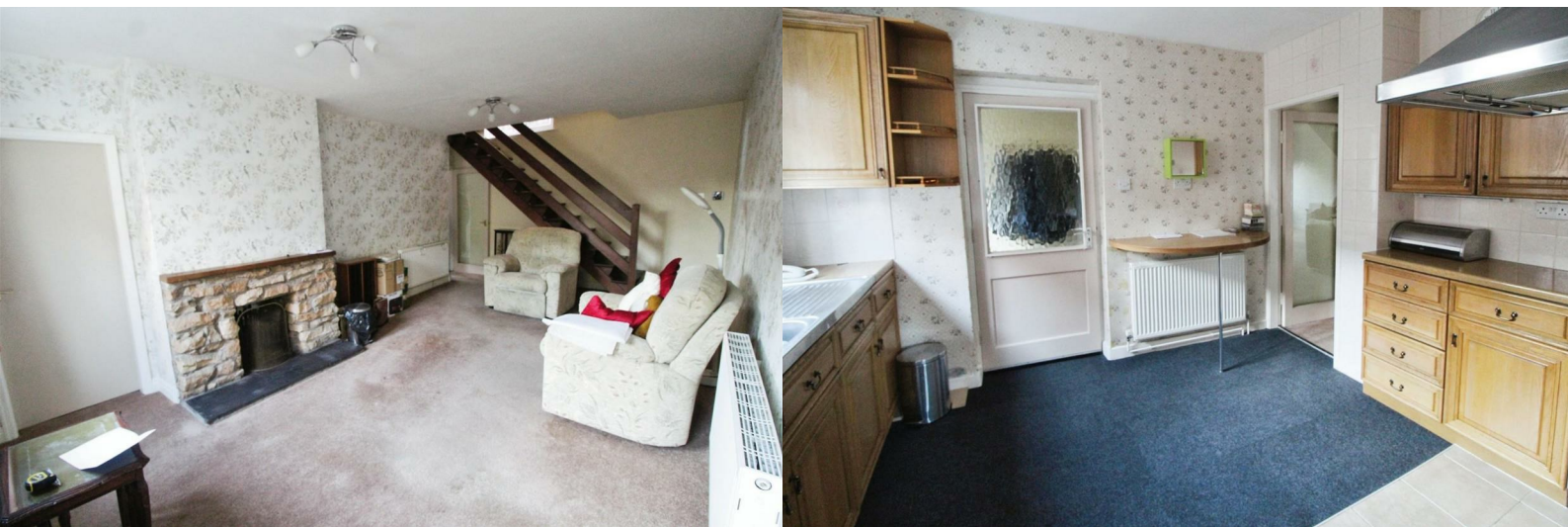
## Bribery Terrace

Thirsk, YO7 1HS

Offers In The Region Of £225,000



Council Tax: C





# 1 Bribery Terrace

Thirsk, YO7 1HS

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## Bribery Terrace

Hunters are pleased to offer to the market this three bedroom property. Close to local amenities and with level access to the centre of Thirsk. Offered with no onward chain, the property briefly comprises Entrance Hall, Kitchen, Utility room, Downstairs WC, Two Reception rooms, Three Bedrooms, House Bathroom, and useful loft space.

Externally the property has two outbuildings and a rear courtyard with space for entertaining and alfresco dining. Viewing is essential to appreciate what this property has to offer.

## Ground Floor

### Living Room

20'11" x 12'2" (6.39m x 3.71)

Located to the front of the property, and with the benefit of an open plan fire set within a stone surround with wooden mantle over. Doors to kitchen, and dining room. Central heating radiator. Stairs to first floor. Window to the front elevation and door to the outside.

### Dining room

11'11" x 11'4" (3.64m x 3.46m)

A well proportioned space with traditional stone open fire place. Window to the front elevation of the property. Doors to the kitchen and living area. Central heating radiator.

### Kitchen

11'10" x 8'10" (3.63m x 2.70m)

Fitted with a good range of wood faced floor and wall units with complementary worktop over, traditional extractor hood and space for a cooker and fridge.

Sink and drainer set under the window to the rear elevation, integrated tall standing cupboard space and useful Breakfast bar, Access to the utility via a half glazed door, doors to both reception rooms. Central heating radiator.

### Utility

19'6" x 4'11" (5.95m x 1.51)

With doors to the outside and the kitchen, the utility provides ample space for storage, with a range of wall mounted units and shelving. Doors to the kitchen and separate downstairs WC. Door through to courtyard space.

### Downstairs WC

4'9" x 5'1" (1.45m x 1.56m)

Situated to the WC rear of the utility. and with low flush WC, white sink, and obscure glazed window to the front elevation.

Wall mounted units offer useful storage.

## First floor

### Landing

With access to the house bathroom and three bedrooms. Ample landing space, window to rear elevation. Loft hatch.

### House Bathroom

7'7" x 9'1" (2.32m x 2.78m)

Bath with shower head over, low flush WC. White wash handbasin and central heating radiator. Built in storage and obscure glazed window to the rear elevation.

Tel: 01845 440044

### Bedroom One

11'5" x 11'11" (3.50m x 3.65m )

Good sized double bedroom with window to the front elevation, .A fitted wardrobe with sliding doors provides useful space.

### Bedroom Two

11'10" x 11'5" (3.63m x 3.49m)

Another good sized double bedroom, with window to the side elevation.

### Bedroom Three

6'0" x 9'0" (1.84m x 2.75m )

Single bedroom. Window to the side elevation.

### External

The courtyard offers good space for outside entertaining and dining. There is ample seating space to the front and side of the property and parking for a small car.

### Outbuilding

18'8" x 13'8" (5.69 x 4.17m)

Located to the front of the property the outbuilding is ideal for a workshop or storage.

### Brick Outbuilding

9'8" x 6'5" (2.97m x 1.97m )

Located to the side of the property. Storage space.  
Please note: EPC is awaited.





Road Map



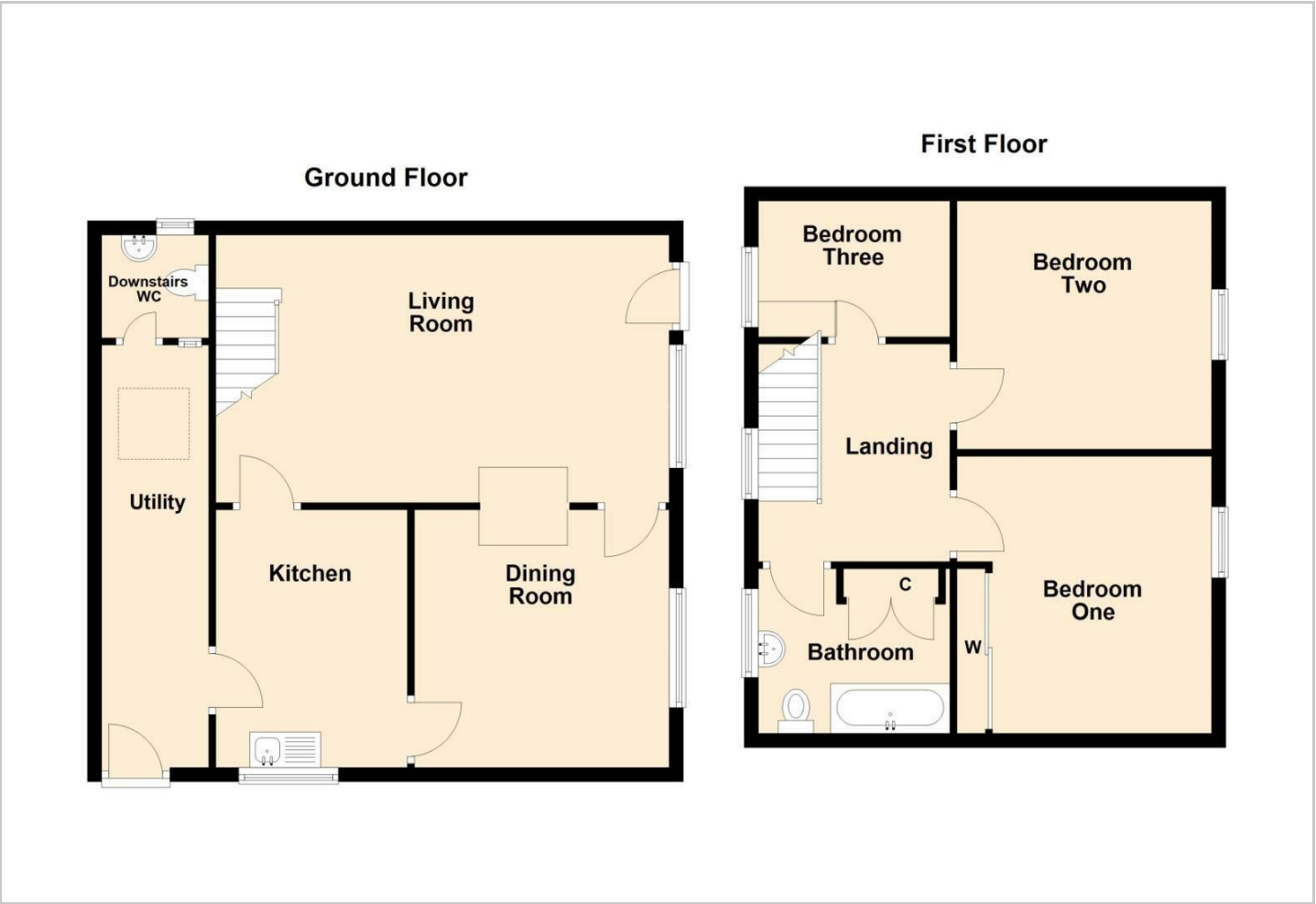
Hybrid Map



Terrain Map



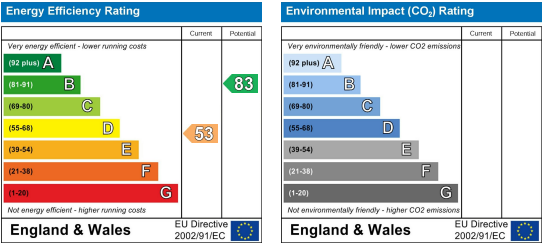
Floor Plan



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.