

# HUNTERS®

HERE TO GET *you* THERE



## Rymer Way

Thirsk, YO7 1UB

Guide Price £125,000



Council Tax: A





# 9 Rymer Way

Thirsk, YO7 1UB

Guide Price £125,000



Hunters are pleased to offer this one bedroom house with garden which will appeal to first time buyers and investors alike. The property has UPVC double glazed windows throughout and comprises; Living Room, Kitchen, Bedroom and Bathroom. Insulated and part boarded loft area. The property also has an allocated parking spot and nearby private garden to the rear of the property.

## Living Room

13'6" x 10'2" (4.13m x 3.12m)

Modern programmable electric radiator. Fibre broadband connection and TV aerial. Open plan kitchen diner, window to front elevation., and stairs to the first floor,

## Kitchen

7'6" x 5'8" (2.29m x 1.75m )

Range of wall mounted and base units. Electric oven and hob with extractor over, tiled splash back. Window to front and side elevation. Stainless steel tap and drainer. Space and plumbing for a washing machine.

## Landing

Door to bathroom and bedroom. Hatch giving access to the loft, which is insulated, part boarded, with mains lighting.

## Bathroom

6'6" x 5'6" (2.0m x 1.7m )

Tiling to walls and fitted with a three piece suit in white comprising Low flush W.C., bath with electric shower over, sink with tiled splashback and obscure glazed window to the front elevation.

## Bedroom

13'5" x 10'2" (4.1m x 3.1m )

In built storage wardrobe containing immersion heater. Modern programmable electric radiator and window to the front elevation.

## Outside

Shared parking spaces outside the front door and ownership of a parking area adjacent to the garden at rear. The garden is mainly laid to lawn and fenced to all four sides. There is paved hard standing bin storage to the side of the property.



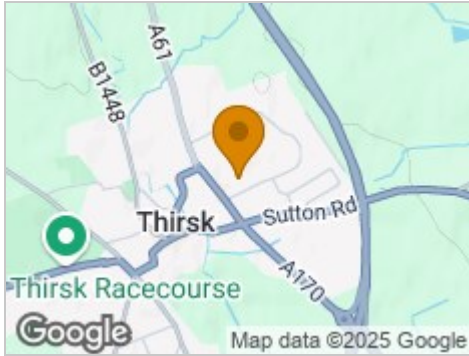
Road Map



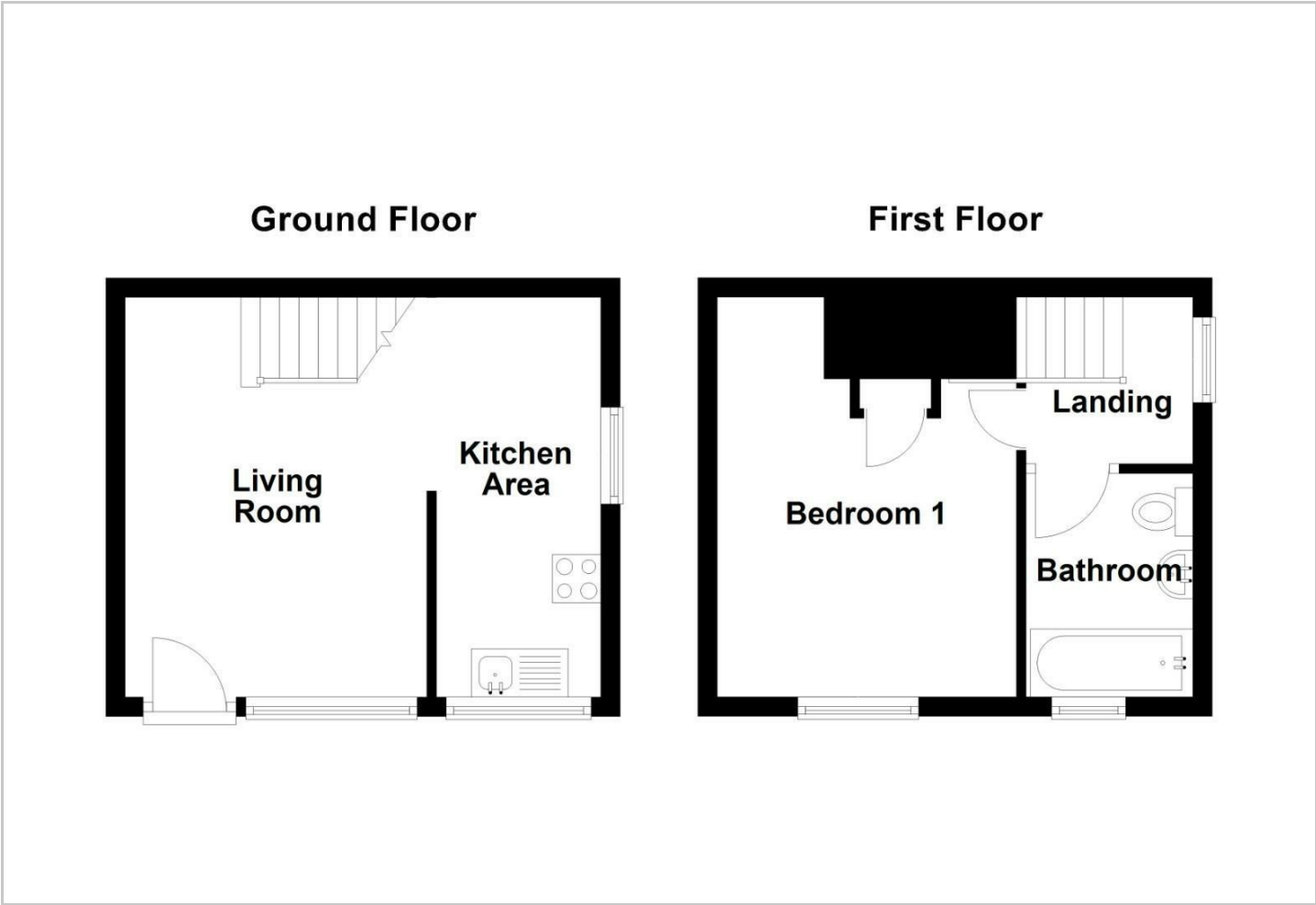
Hybrid Map



Terrain Map



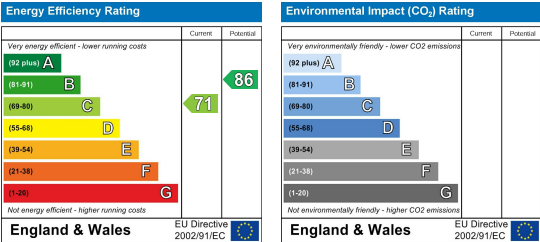
Floor Plan



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.