

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Nursery Gardens

Thirsk, YO7 1FT

Asking Price £250,000



Council Tax: D



# 12 Nursery Gardens

Thirsk, YO7 1FT

Asking Price £250,000



## Entrance Hall

Doors leading to ground floor cloakroom, garage and feature double doors to kitchen diner. With central heating radiator, telephone point, power sockets and under stairs cupboard.

## Kitchen Diner

10'2" x 15'8" (3.1 x 4.8)

Open plan kitchen diner, fitted with a range of wall and floor mounted units with matching work-surfaces. Includes the following integrated appliances; electric oven & grill, gas hob with extractor fan and space for fridge and freezer. Cupboard housing central heating gas boiler. Space for dining table. Central heating radiator and laminate wood flooring. Patio doors to rear garden.

## Cloakroom

White suite comprising; wash basin and low flush WC. Central heating radiator. Window to front elevation.

## First Floor

### Landing

Galleried style landing with doors to bedrooms, house bathroom and stairs to second floor level.

### Lounge

13'1" x 15'10" (4.01 x 4.83)

With two double glazed windows overlooking the rear garden. Electric fire with mantelpiece over. Two central heating radiators, TV aerial point and coving to ceiling.

## Bedroom Three

13'2" x 8'3" (4.02 x 2.53 )

With window to front elevation. Central heating radiator.

## House Bathroom

Fitted with white suite comprising; wash hand basin, low flush WC and panelled bath with shower over. Part tiled walls and radiator.

## Second Floor

### Landing

Galleried style landing with doors to bedrooms.

### Bedroom One

15'9" x 10'4" (4.82 x 3.17)

Primary bedroom with two Velux windows to the rear elevation. Two central heating radiators.

### En-suite

En-suite comprising shower, toilet and wash basin.

### Bedroom Two

11'2" x 8'5" (3.41 x 2.59)

Double bedroom with ideal space to create a walk-in wardrobe. Double glazed window to front elevation. Central heating radiator.

## Garage and Driveway

Integral single garage with light, power and plumbing for automatic washing machine. Up and over door to driveway parking for one car.

## Garden

To the rear of the property is a fully enclosed low maintenance garden. With paved patio, borders with a selection of mature plants and shrubs and wooden fencing.

## Material Information - Thirsk

Tenure Type;

Leasehold Years remaining on lease; 970

Leasehold Annual Service Charge Amount  
£1,331.00

Leasehold Ground Rent Amount,

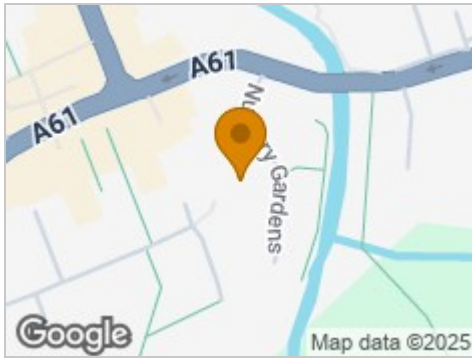
Council Tax Banding; D

### TENURE NOTE

The vendor is in the process of purchasing the freehold for the property. Once the transaction is completed, the property will become Freehold.



## Road Map



## Hybrid Map



## Terrain Map



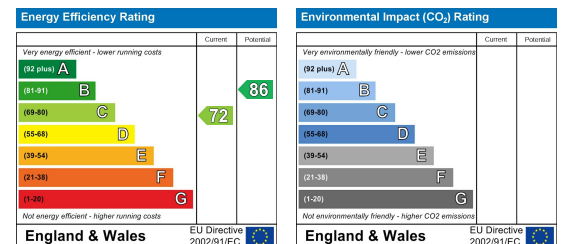
## Floor Plan



## Viewing

Please contact our Hunters Thirsk Lettings 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.