

HUNTERS[®]

HERE TO GET *you* THERE



Admirals Court

Sowerby, Thirsk, YO7 1RR

Asking Price £330,000

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Council Tax: C



30 Admirals Court

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Entrance Hall

Carpeted hallway with doors off to kitchen and living room. Useful under-stairs store cupboard and stairs off to first floor level.

Sitting Room

22'10" x 7'10" (6.97 x 2.40)

A good sized reception room with double glazed window to front aspect, open plan to the dining kitchen. An attractive log burner is set on a stone hearth, with feature brick surround and Oak mantle.

Dining Area

25'3" x 9'7" (7.71 x 2.94)

A bright and inviting room with French doors opening to the rear garden, double glazed window and three Velux roof lights. The dining area is open to the sitting room, with doors off to the garden room and utility.

Kitchen

7'10"x 6'7" (max) (2.40x 2.03 (max))

The kitchen comprises; range of modern slab style units with matching solid wood counter tops, breakfast bar and up-stands, ceramic bowl and a half sink and drainer unit with mixer tap, Induction hob with extractor over, two eye level double multi-function ovens and integrated dishwasher.

Garden Room

12'11" x 8'9" (3.94 x 2.67)

With French doors opening to the patio and rear garden and solid wood flooring.

Utility

With units and work-surface matching the kitchen and sink with mixer tap. Under counter space and

plumbing for an automatic washing machine and tumble dryer. Double glazed door and window to the side elevation.

Shower Room

Recently fitted white suite comprising; wash hand basin, low flush WC and corner shower unit. Attractive 'metro' style tiling to half height, double glazed window to front elevation and heated towel rail.

First Floor

Landing

Galleried style landing, access to part boarded loft with pull down ladder.

Bedroom One

13'3" x 10'4" (4.05 x 3.15)

Double glazed window to front elevation, built-in store cupboard and central heating radiator.

Bedroom Two

11'7" x 9'8" (3.55 x 2.96)

Double glazed window to rear elevation, coving to ceiling and central heating radiator.

Bedroom Three

8'11" x 7'8" (2.72 x 2.35)

Featuring a purpose built, single 'cabin' style bed over the stair return, with a large store cupboard beneath. Double glazed window to the front elevation and central heating radiator.

Bathroom

6'3" x 5'4" (1.93 x 1.65)

White suite comprising; wash hand basin, low flush WC and panelled bath with shower over. Double

Tel: 01845 440044

glazed window to the rear elevation and heated towel rail.

Garden

Well maintained and fully enclosed rear garden, with patio area, lawn and mature plant borders. Gated access to the front of the property, external power sockets and two external taps. Within the garden there is also a good sized brick-built store.

Driveway

The driveway provides off road parking for several cars, with mature shrub border and gated path to side of the house.



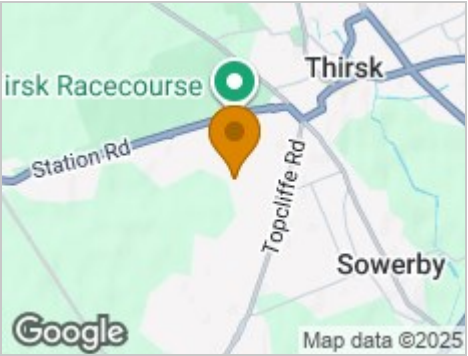
Road Map



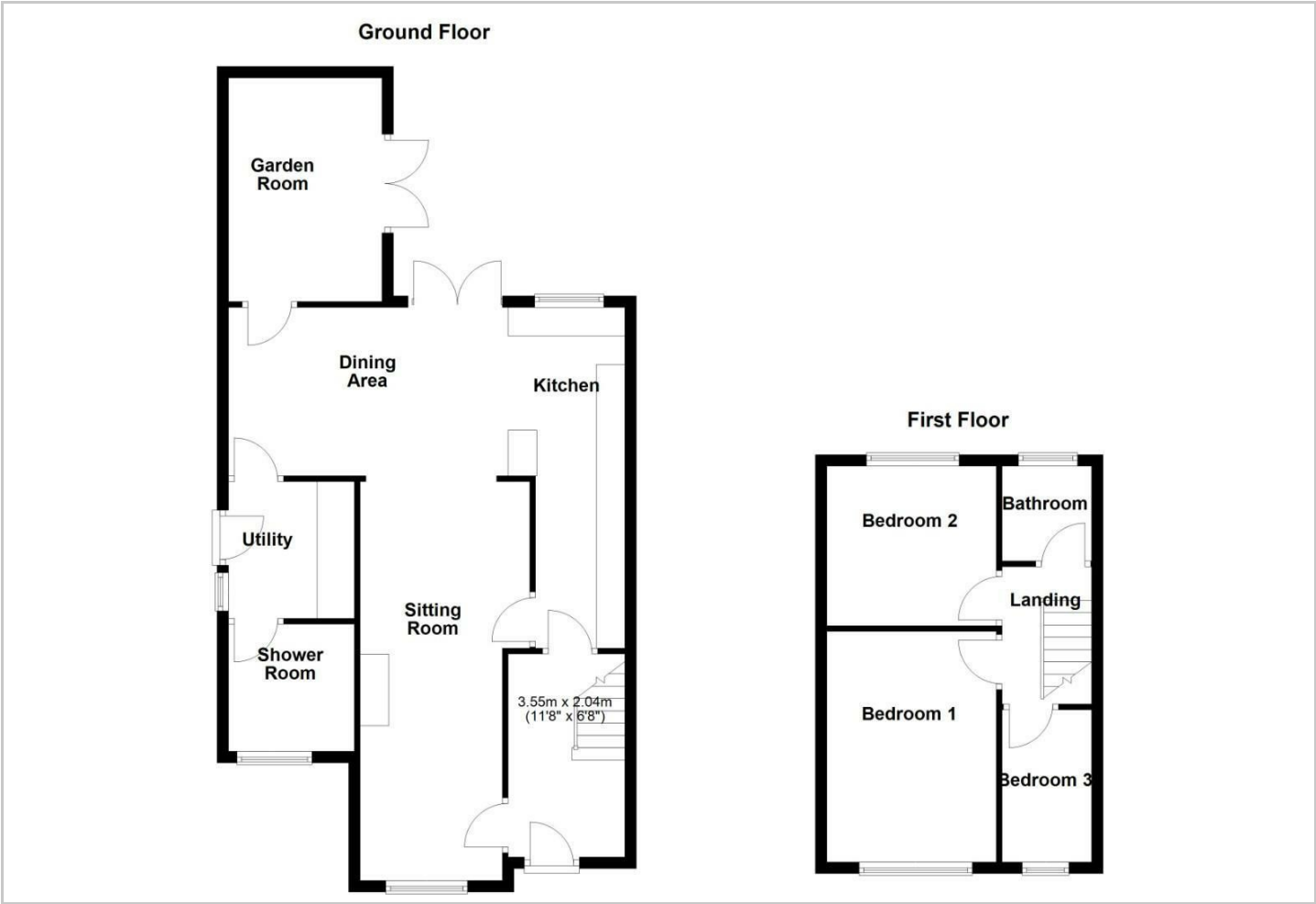
Hybrid Map



Terrain Map



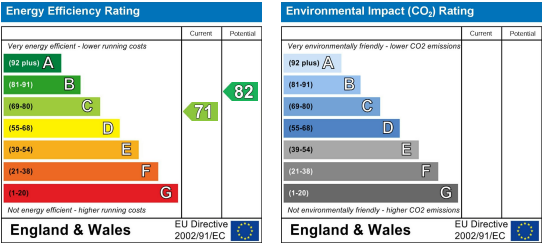
Floor Plan



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.