

# HUNTERS®

HERE TO GET *you* THERE



## Victoria Avenue

Sowerby, Thirsk, YO7 1QX

£1,150 Per Month



Council Tax: C





# 4 Victoria Avenue

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£1,150 Per Month



## Entrance Hall

Front entrance porch, stairs off to first floor and door leading to living/dining room.

## Living Room

14'3" x 12'1" (4.36 x 3.69)

Wooden sash bay window to the front aspect, gas fireplace with wooden mantle surrounding, central heating radiator and open to dining room.

## Dining Room

12'6" x 12'1" (3.82 x 3.69)

Wooden sash window to the rear, feature wood burning stove, door off to kitchen.

## Kitchen

15'7" x 8'5" (4.76 x 2.58)

Fitted with a range of base units with oak work surfaces and tiled flooring. Belfast sink, freestanding range cooker with extractor over and an integrated dishwasher. Period cast iron fireplace with stove and tiled hearth. Door leading to utility room.

## Utility

Space and plumbing for a washing machine and tumble dryer. Door leading out to the garden.

## First Floor

Doors leading to all three bedrooms and house bathroom.

## Bedroom One

15'6" x 11'10" (4.74 x 3.63)

Two wooden sash windows to front aspect featuring cast iron Ornate fire place. Central heating radiator.

## Bedroom two

12'7" x 9'10" (3.84 x 3.01)

Wooden sash window to the rear of the property. Cast iron Ornate fire place. Central heating radiator.

## Bathroom

Three piece suite comprising of a shower cubicle, low level W.C., pedestal wash hand basin. part tiled walls and window to the side elevation.

## Bedroom Three

8'8" x 7'0" (2.66 x 2.15)

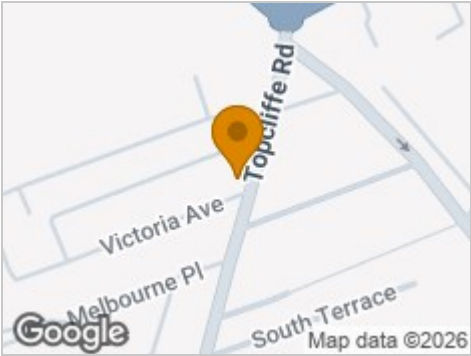
Wooden sash window to the rear elevation and central heating radiator.

## Outside

To the front of the property is on street parking. To rear the property benefits to a private courtyard with access to double garage.



Road Map



Hybrid Map



Terrain Map



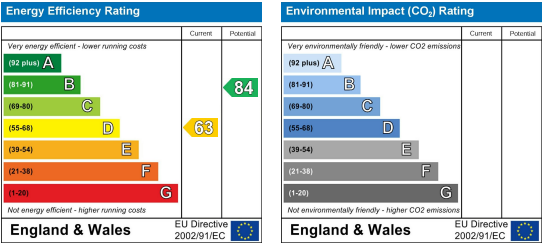
Floor Plan



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.