

# HUNTERS<sup>®</sup>

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## The Maltings

Sowerby, Thirsk, YO7 1QJ

Offers Over £110,000



Council Tax: A



# 33 The Maltings

Sowerby, Thirsk, YO7 1QJ

Offers Over £110,000



Ideal opportunity for investors or first time buyers! This one bedroom first floor apartment is finished to a high standard and offers generously sized living accommodation. Situated in the sought after location of Sowerby, The Maltings is conveniently positioned within easy walking distance of Thirsk Market Place and local amenities. Viewing is essential to fully appreciate the location and all the property has to offer.

## Communal Entrance

Serving two apartments only, wooden entrance door opening to entrance hall with stairs off to first floor level.

## Living Room

15'4" x 11'5" (4.69 x 3.50)

Open plan room with kitchen area and living space.

The kitchen comprises; range of wall and floor mounted units with matching work-surfaces. Stainless steel sink and drainer unit with mixer tap. Electric oven and four ring electric hob with extractor over. Space and plumbing for washing machine.

Good sized living space providing an area for seating and dining.

Two generous storage cupboards offering storage and housing the gas fired central heating boiler.

## Bedroom

13'9" x 7'2" (4.21 x 2.20)

Double glazed window to front elevation and central heating radiator.

## Shower Room

7'1" x 5'2" (2.17 x 1.58)

Fitted with a white suite comprising; wash hand basin, low flush WC and large walk-in shower cubicle. Double glazed window to front elevation.

## Externally

Allocated parking for one vehicle.



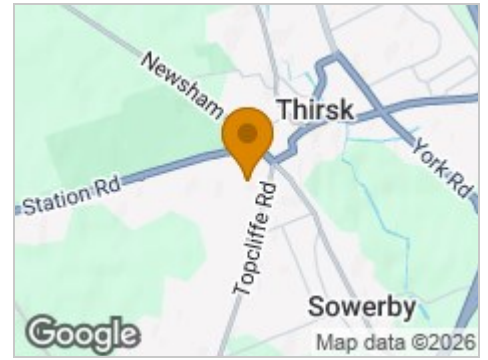
### Road Map



### Hybrid Map



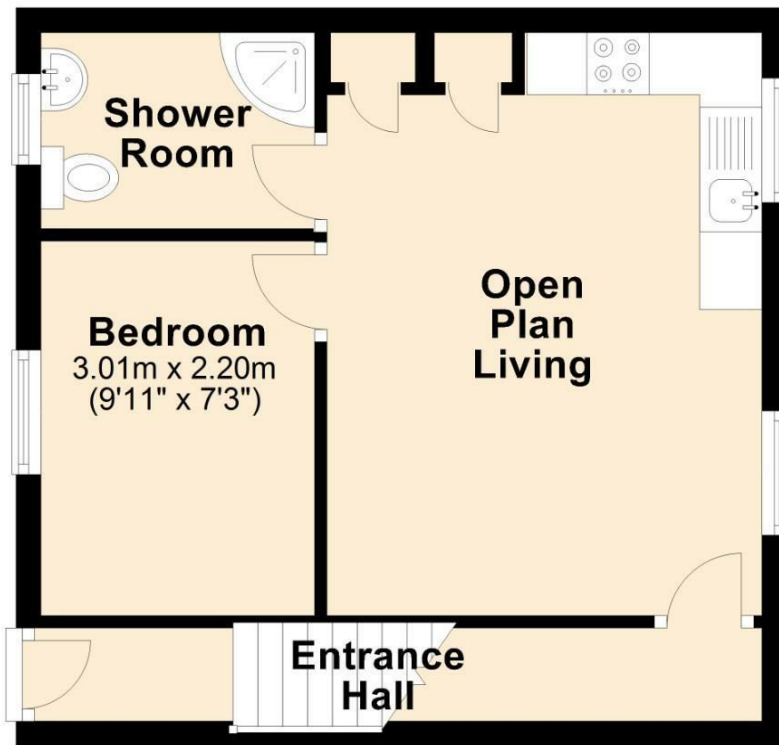
### Terrain Map



### Floor Plan

## First Floor

Approx. 32.1 sq. metres (345.7 sq. feet)

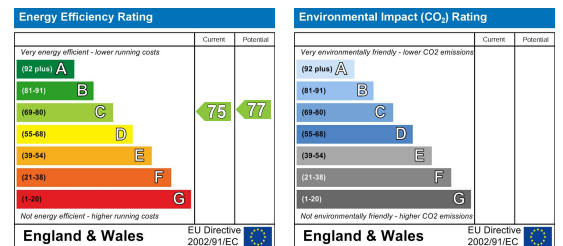


Total area: approx. 32.1 sq. metres (345.7 sq. feet)

### 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.