

HUNTERS®

HERE TO GET *you* THERE



Holly Close

Sowerby, Thirsk, YO7 1SH

Asking Price £249,000



Council Tax: C



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Directions

From our office, leave the Market Place on the A61 toward Ripon. At the mini roundabout, take the first exit onto Topcliffe Road. The property is accessed from South Terrace, a private road which will be on your left hand side.

Entrance Porch

Glazed upvc door opening from the front of the property. Door opening into the lounge.

Lounge

20'2" x 10'7" (6.15 x 3.25)

With double glazed window to the front aspect, gas fire on stone hearth with wooden mantle and matching media shelf. Central heating radiator and coved ceiling.

Inner Hall

Giving access to all rooms.

Kitchen

14'4" x 8'7" (4.38 x 2.62)

Fitted with a range of wall and floor mounted units with matching roll-top work-surfaces and mobile island. Single bowl sink and drainer unit, gas cooker with extractor over and space and plumbing for washing machine. Attractive flooring with decorative border. Central heating radiator.

Utility

7'4" x 6'6" (2.24 x 2.00)

Doors to conservatory and kitchen. Flooring continued from kitchen. Space for tumble dryer with counter over.

Conservatory

13'8" x 7'4" (4.17 x 2.26)

Double glazed windows and door to rear garden. Wood effect flooring.

Bedroom One

12'4" x 10'10" (3.77 x 3.31)

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

Bedroom Two

9'4" x 8'11" (2.86 x 2.73)

Double glazed window to rear elevation and central heating radiator.

Bathroom

White suite comprising; wash hand basin and bath with electric shower over. Double glazed window to rear.

Separate WC

Low flush WC with window to rear elevation.

Outside

Driveway and Parking

A gated block-paved driveway provides ample off street parking and leads to the single detached garage with up and over door.

Gardens

The gardens, which are to three sides are a particular feature of the property. With areas of lawn complemented by mature planting of shrubs and hedges, creating a private green space ideal for outdoor entertaining.



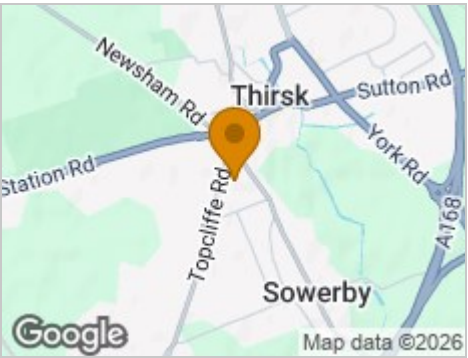
Road Map



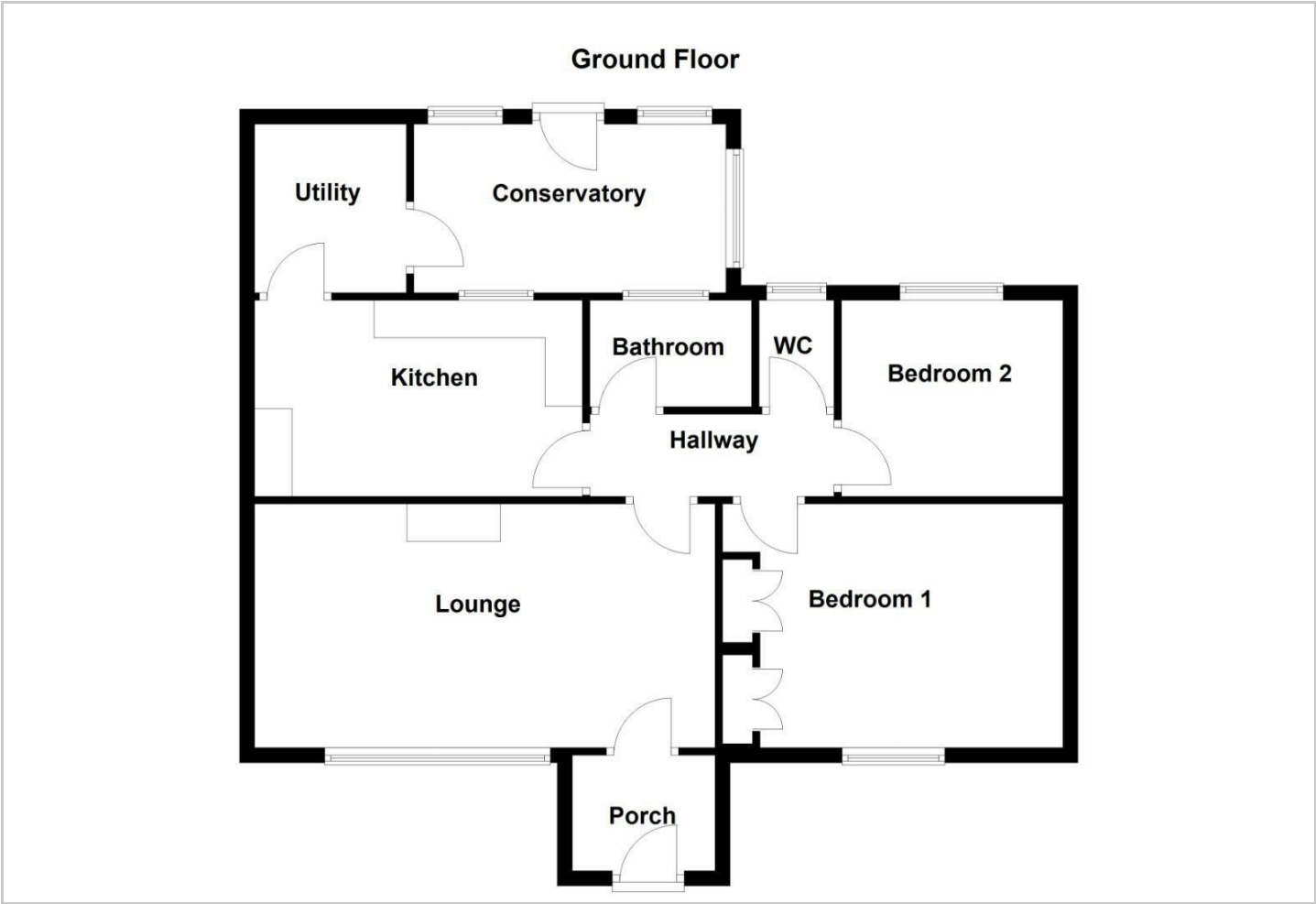
Hybrid Map



Terrain Map



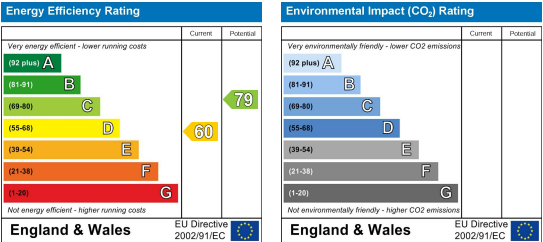
Floor Plan



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.