

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Kirkgate

Thirsk, YO7 1PL

Asking Price £175,000



Council Tax: B



# 3 Brewers Court Kirkgate

Thirsk, YO7 1PL

Asking Price £175,000



Hunters are delighted to welcome to the market this unusually spacious three bedroom first floor apartment located in the heart of Thirsk. Within easy walking distance of the town centre, giving access to all local amenities and transport links. The internal accommodation briefly comprises; reception hall, lounge, dining room, kitchen, three bedrooms and a bathroom. The property benefits from gas central heating, part secondary glazing and a parking space. Viewing is highly recommended.

## Communal Entrance

Part-glazed timber door leads into a Communal Hallway. Stairs lead up to the First Floor.

## Entrance Hall

Wooden door opening into the apartment hallway, with doors off to all rooms and useful store cupboard housing the gas central heating boiler. There is a spacious cupboard/pantry located near the kitchen.

## Kitchen

9'6" x 9'8" (2.90 x 2.95)

Fitted with a range of wall and floor mounted units with matching roll top work-surfaces. Stainless steel sink and drainer with mixer tap, cooker with extractor over. Space and plumbing for washing machine and dishwasher. South facing window to the front elevation, provides ample natural light.

## Dining Room

15'5" x 9'3" (4.72 x 2.82)

Engineered Oak flooring, central heating radiator and window to rear side aspect. Steps to lounge.

## Lounge

20'11" x 11'1" (6.40 x 3.38)

A lovely, spacious room with two South facing windows with secondary glazing. Two central heating radiators.

## Bedroom One

12'2" x 9'3" (3.71 x 2.84 )

Double room benefitting from built-in wardrobes. Windows to both the side and rear elevations and central heating radiator.

## Bedroom Two

14'9" x 8'9" (4.50 x 2.67)

South facing window with secondary glazing to the front elevation. A good-sized double room. Radiator.

## Bedroom Three

15'3" x 8'7" (4.67 x 2.62)

South facing window to the front aspect and central heating radiator.

## Shower Room

White suite comprising; wash hand basin, low flush WC and panelled bath with shower and screen over. Opaque window to the Rear. Attractive tiled splashback and central heating radiator.

## Parking

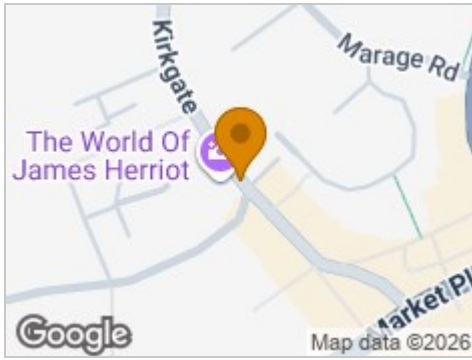
The property comes with one allocated parking space.

Lease Details - We have been provided the lease details from the vendor confirming the management cost is £400 per annum with additional fees for regular work or maintenance. When buying the property you buy a share of the freehold through the management company. There is 959 years remaining on the lease.

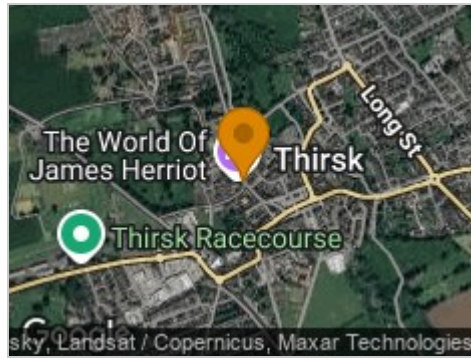
Tel: 01845 440044



### Road Map



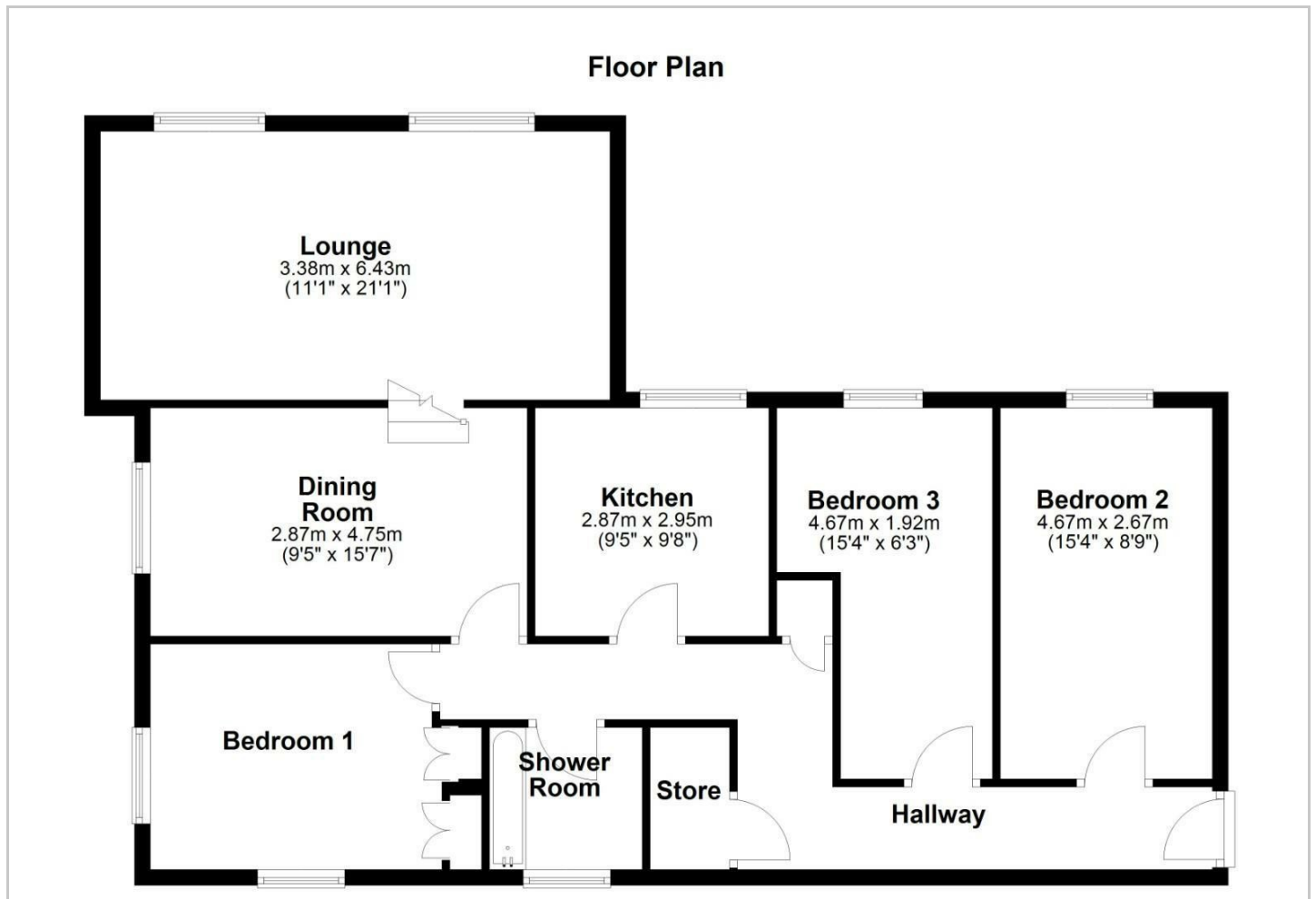
### Hybrid Map



### Terrain Map



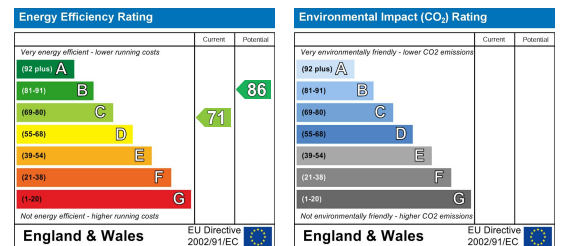
### Floor Plan



### 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.