HUNTERS®

HERE TO GET *you* THERE



The Maltings

Sowerby, Thirsk, YO7 1QJ

Asking Price £165,000

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Council Tax: B





21 The Maltings

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Entrance porch
The property is entered through a UPVC front door into a small lobby useful for coats and boot storage, before entering through a second door leading into the living room.

Lounge
14'0" x 11'7" (4.29 x 3.54)
Double glazed window to the front elevation, TV Aerial and telephone points. Door to kitchen and stairs off to first floor level. Wall mounted electric heater.

Kitchen
11'7" 9'1" (3.55 2.79)
A bright room with double glazed window and door to the enclosed rear yard. Fitted with a range of wall and floor mounted units, completed with matching work-surfaces. Stainless steel sink and drainer unit with mixer tap, single electric oven, gas hob with extractor over and space and plumbing for washing machine.

First Floor

Bedroom One
12'0" x 11'7" (3.68 x 3.54)
With two double glazed windows to the front elevation, useful built-in wardrobe and wall mounted electric heater.

Bedroom Two
11'2" x 5'10" (3.41 x 1.78)
Double glazed window to the rear elevation, wall mounted electric heater.

Bathroom
White suite comprising; wash hand basin, low flush WC and panelled bath with shower over. Full tiling to walls, double glazed window to rear and wood effect flooring.

Externally
The property benefits from a small garden to the front, a south facing enclosed rear garden with shed and allocated off street parking for one car.

Anti Money Laundering Regulations - Thirsk
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.









Road Map



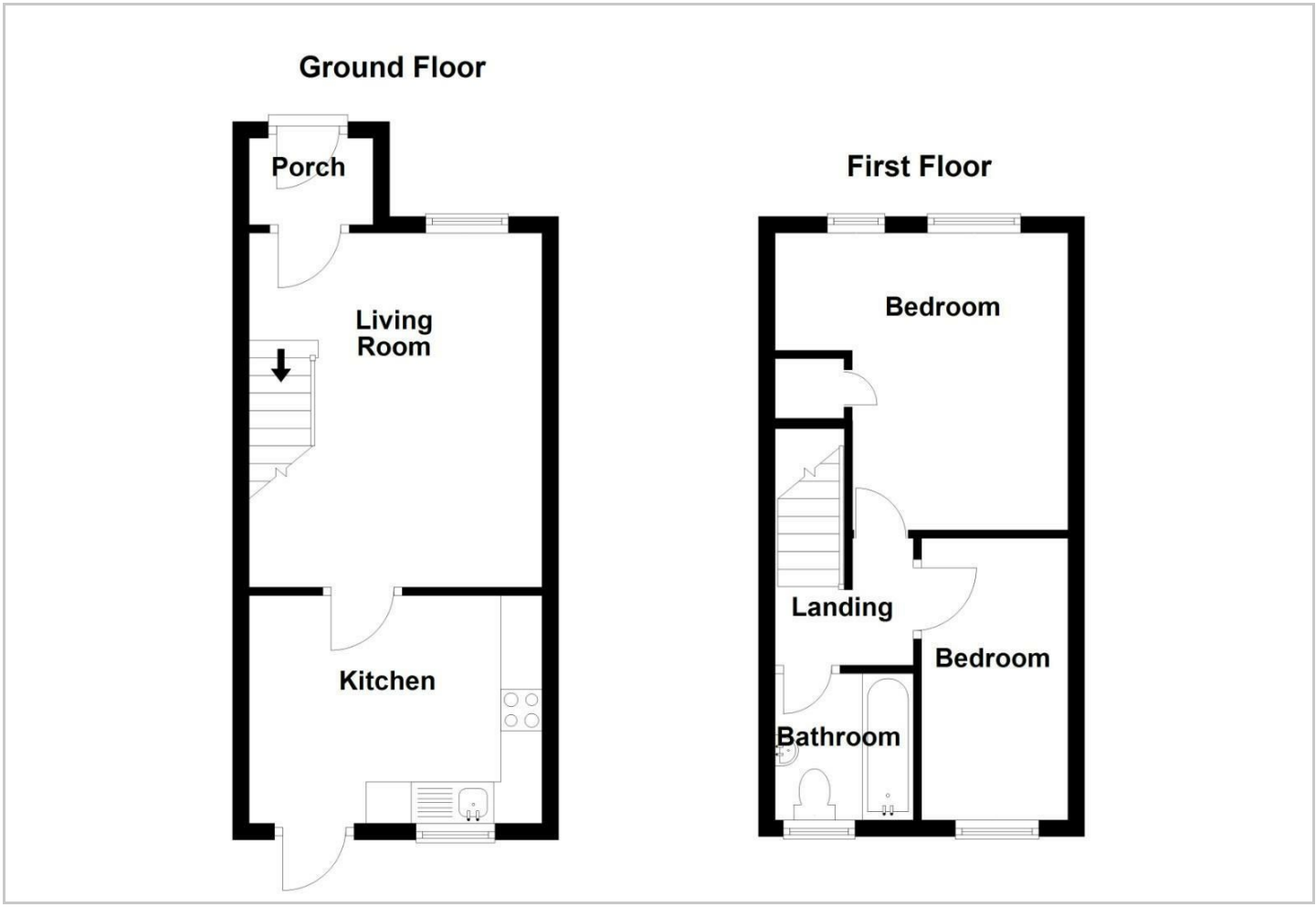
Hybrid Map



Terrain Map



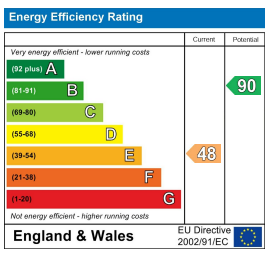
Floor Plan

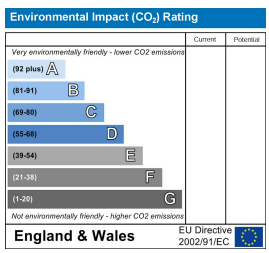


Viewing

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.

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