

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Sutton, Thirsk, YO7 2PS

£1,200 Per Month



Council Tax: D



# The Firs

Sutton, Thirsk, YO7 2PS

£1,200 Per Month



Hunters are pleased to bring to market this well presented semi-detached two bedroom cottage, situated in the popular village of Sutton-under-Whitestonecliffe. The property offers good sized accommodation throughout, with a dining kitchen, utility area, cloakroom and lounge with log burner. To the first floor are two double bedrooms and attractive bathroom. Off street parking and pleasant enclosed gardens. Viewings strictly by appointment.

## Entrance Hall

Door opening from the front of the home, doors off to lounge and dining kitchen. Stairs to first floor level.

## Lounge

13'1" x 12'0" (3.99 x 3.67)

Bay window to front elevation, central heating radiator and log burning stove.

## Dining Kitchen

22'6" x 12'11" (6.86 x 3.95)

Fitted with a range of wall and floor mounted units, stainless steel sink and drainer unit, electric oven with electric hob and extractor over. Space and plumbing for dishwasher. Double glazed window to side aspect, Upvc glazed door to patio. Door off to utility area and walk-in pantry.

## Pantry

Useful walk-in pantry utilising the under-stair space.

## Utility

Door to the patio, work-surface with under-counter space and plumbing for washing machine and tumble dryer.

## Cloakroom

With white suite comprising; wash hand basin, low flush WC.

## First Floor

Gallery style landing with window to side elevation. Useful storage cupboard

## Bedroom One

13'1" x 12'0" (4.01 x 3.68)

Double glazed window to the front elevation and central heating radiator.

## Bedroom Two

13'0" x 12'0" (3.98 x 3.67)

Double glazed window to the rear elevation and central heating radiator.

## Bathroom

10'0" x 8'10" (3.07 x 2.70)

Contemporary bathroom with large walk-in shower, bath, wash hand basin and low flush WC. Fully tiled, extractor fan and window to rear elevation.

## Gardens

Low maintenance garden to the front elevation. To the rear is a fully enclosed garden with patio and lawn.

## Driveway and Garage

Single garage with up and over door, light and power. Driveway parking.



## Road Map



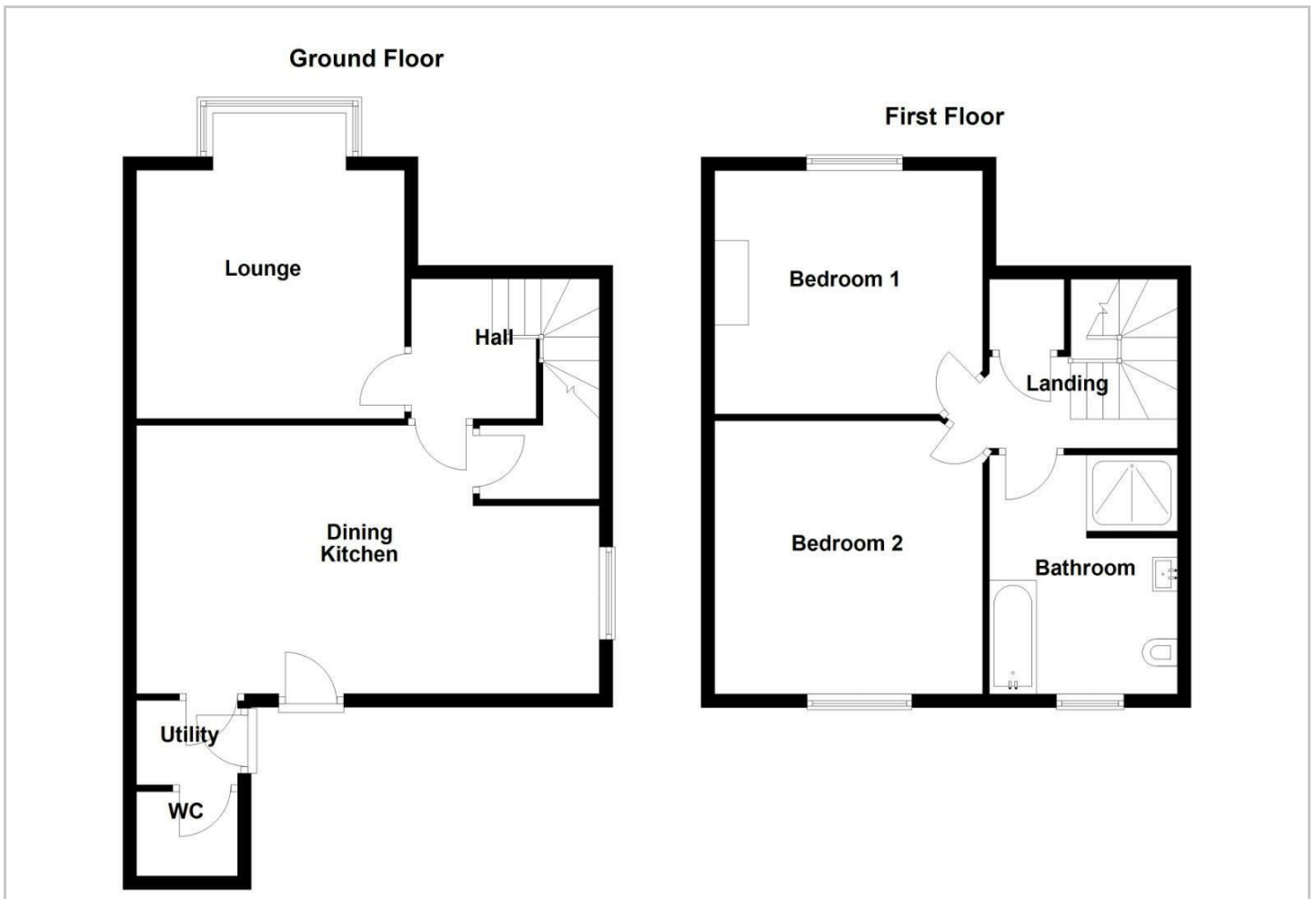
## Hybrid Map



## Terrain Map



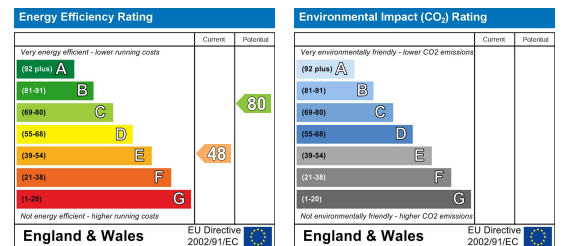
## Floor Plan



## 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.