HUNTERS®

HERE TO GET *you* THERE



Salem House, Nursery Gardens

Thirsk, YO7 1GL

Asking Price £172,000

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Council Tax: C





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Communal Hall
Secure access is granted to the apartments via a video intercom system. The staircase leads to the first floor level with fire doors opening to the hallway with access to the apartment.

Apartment Hallway
Door opening from the communal hallway. Doors of to both bedrooms, house bathroom and living area. Useful store cupboard.

Open Plan Living/Kitchen Area
A generously sized open plan living area which incorporates the fully fitted kitchen. With double glazed feature arched window to the front elevation and central heating radiator. The kitchen is fitted with a range of floor and wall mounted units together with a single electric oven, ceramic hob with extractor over, integrated washing dryer, dishwasher and fridge freezer.

Bedroom One
16'6" x 9'3" (5.05 x 2.84)
Large arched double glazed window to the front elevation, T.V and phone points and central heating radiator.

Bedroom Two
38'8" x 8'7" (11.8 x 2.62)
Arched double glazed window to the side elevation, T.V Aerial and phone points and central heating radiator.

Bathroom
8'5" x 5'8" (2.59 x 1.75)
White suite comprising; wash hand basin, low flush WC and bath with tiled surround. The room is fully tiled with Travertine marble. Heated towel rail and extractor fan.

Parking & Outdoors
To the ground floor is a large, covered car parking area, with allocated spaces and visitor spaces. There is a shared garden space with benches behind the block, overlooking the Cod Beck.

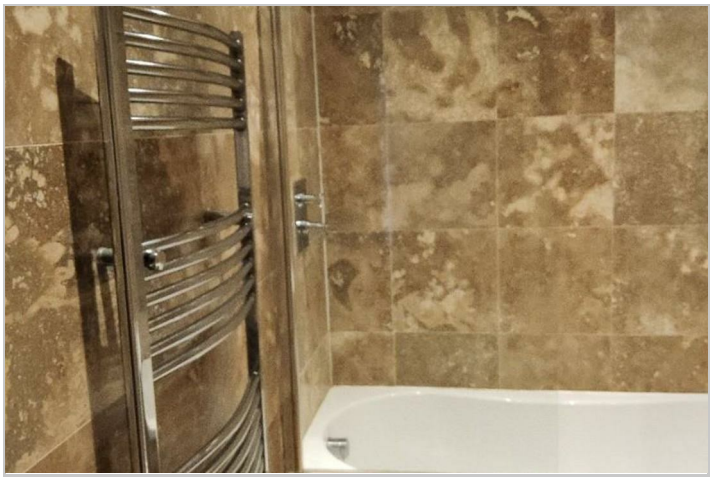
Lease
We have been informed that the property is leasehold with a 125-year lease with 107 years remaining.

Ground rent and the annual service charge is £1070.00 approx. per annum.

Agent Note
Please note that stock photos have been used.

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



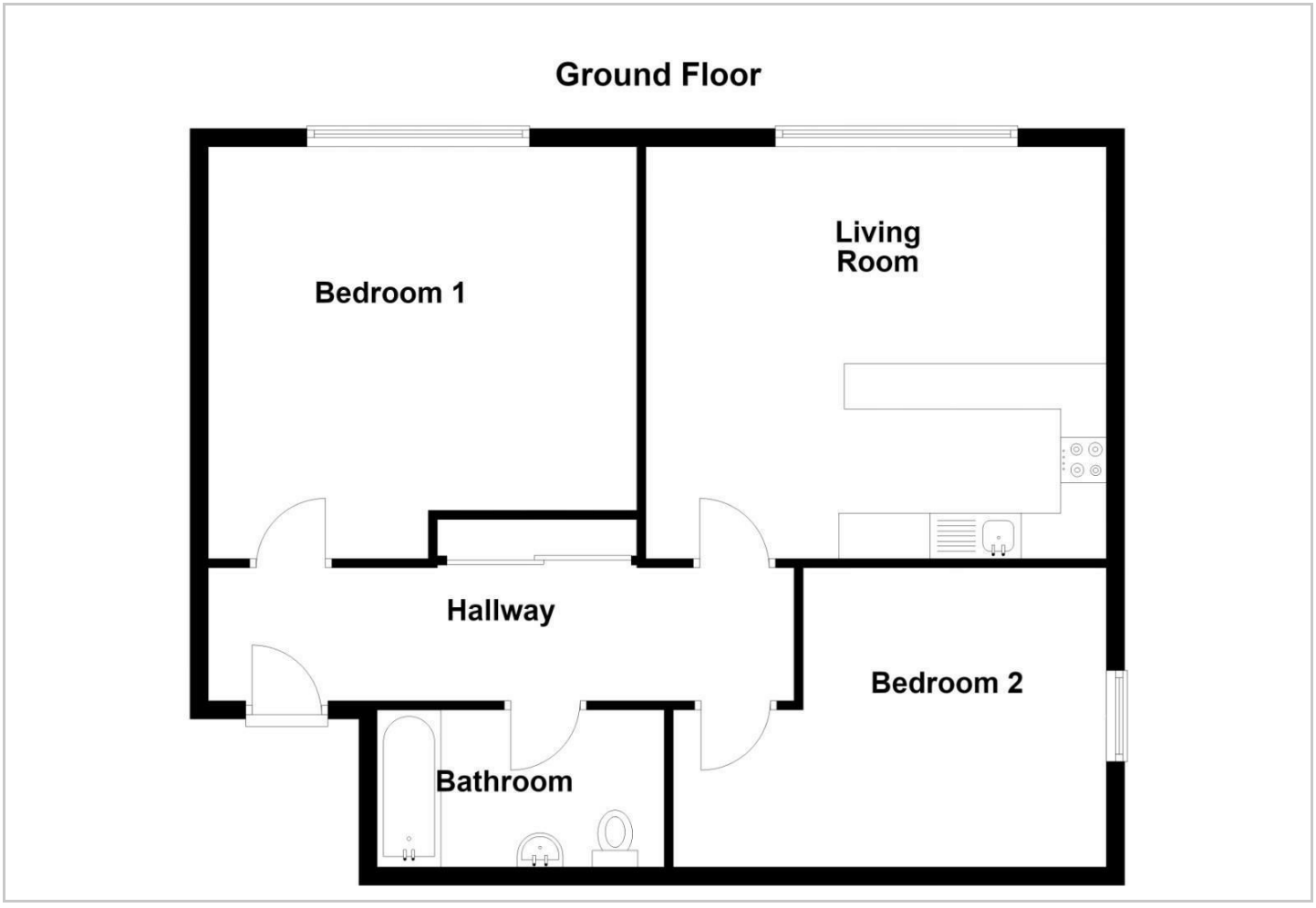
Hybrid Map



Terrain Map



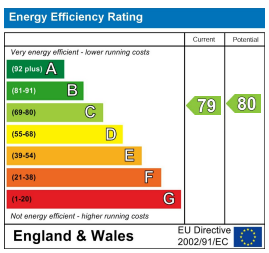
Floor Plan

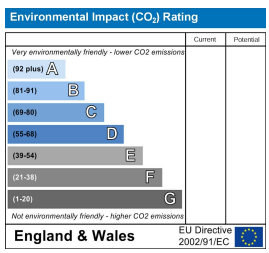


Viewing

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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