

HUNTERS®

HERE TO GET *you* THERE



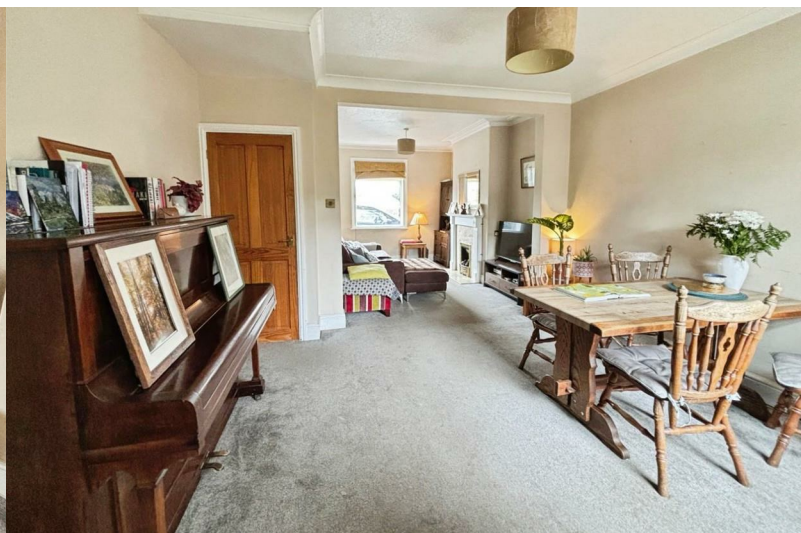
Melbourne Place

Sowerby, Thirsk, YO7 1QY

Asking Price £215,000



Council Tax: B



13 Melbourne Place

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Entrance Hall

Glazed entrance door opening to the hallway. Stairs off to the first floor level, door to lounge.

Lounge

12'2" x 9'4" (3.71 x 2.86)

With double glazed window to the front aspect, feature fireplace with coal effect gas fire, marble hearth and wooden mantle surrounding. Coving to ceiling, TV aerial points and open to dining room.

Dining Room

12'10" x 12'1" (3.92 x 3.7)

Double glazed window to the rear courtyard, doors to the useful under-stair store cupboard and kitchen, Central heating radiator.

Kitchen

16'2" x 6'5" (4.94 x 1.96)

Attractive 'Shaker style' units with matching wooden worksurfaces over and tiled splashbacks. Free standing range style cooker with extractor over, Belfast sink and space and plumbing for washing machine. Ceramic tiling to floor and double glazed window to the side elevation.

First Floor

Landing with doors off to:

Bedroom One

13'3" x 12'2" (4.06 x 3.72)

Double glazed window to the front elevation and central heating radiator. Door to stairs leading to the attic room.

Bedroom Two

12'2" x 9'6" (3.72 x 2.91)

Double glazed window to the rear elevation and central heating radiator. Built-in cupboard housing gas fired combination boiler.

Bathroom

8'9" x 6'6" (2.67 x 1.99)

White suite comprising; wash hand basin, low flush WC, free standing bath and shower in cubicle. Ceramic tiled floor with splash back tiling to walls. Heated towel rail. Double glazed window to the rear elevation.

Attic Room

16'0" x 15'2" (restricted head room) (4.9 x 4.63 (restricted head room))

A useful room suitable for occasional use or storage. Galleried banister, velux windows and central heating radiator.

Outside

Directly to the rear of the property is an walled and gravelled courtyard garden. From here, you have access to the brick-built store and the utility space with light, power and plumbing.

A further, traditional garden is situated directly behind the property and is accessed from the communal path way. This garden boasts a decked area with steps leading down onto a lawn. With flower borders and gated entry.

Parking to the front for one car, further parking is available by permit.



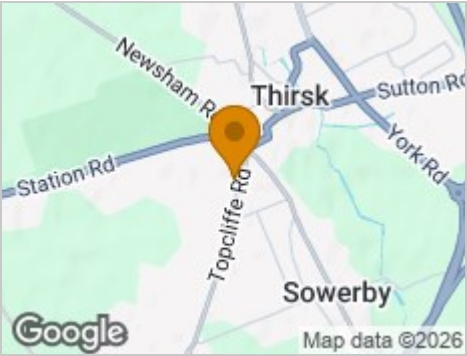
Road Map



Hybrid Map



Terrain Map



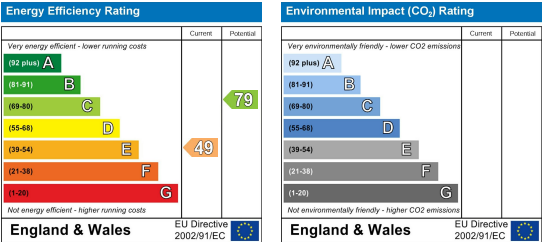
Floor Plan



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.