

# HUNTERS®

HERE TO GET *you* THERE



## Maple Gardens

Sowerby, Thirsk, YO7 3PY

Asking Price £260,000



Council Tax:



# 29 Maple Gardens

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## Entrance Hall

18'6" x 6'9" (5.66m x 2.08m)

Accessed via a composite door with glazed panel and porch over; stairs to first floor with under stairs cupboard.

## Lounge

12'7" x 15'1" (3.84m x 4.6m)

A good sized room extending into the rear garden with double glazed French doors with glazed side lights, and two glazed rooflights.

## Kitchen Diner

17'10" x 7'10" (5.44m x 2.4m)

A bright and modern kitchen fitted with a modern range of wall, floor and drawer kitchen units with complementary worktops over. Inset stainless steel sink and drainer, electric oven, gas hob with chrome extractor hood over, Double glazed window to the front elevation, plumbing and space for a washing machine, integrated fridge freezer, and recessed spotlights.

## Downstairs W.C.

Fitted with a two piece bathroom suite comprising low level W.C. and pedestal wash hand basin. Tiled floor, part tiled walls, extractor fan and radiator. and obscure glazed window to the front elevation.

## First Floor

### Bedroom Two

7'6" x 14'11" (2.29m x 4.57m)

With double glazed windows overlooking the rear garden.

## Bedroom Three

10'11" x 8'5" (3.33m x 2.57m)

Double glazed window to the front elevation.

## Study

5'10" x 6'3" (1.8m x 1.93m)

Currently used as a home office, double glazed window to the rear elevation.

## House Bathroom

6'5" x 8'3" (1.96m x 2.54m)

Fitted with a modern three piece bathroom suite comprising low level WC, wash hand basin and panelled bath with shower and screen. Tiled floor, part tiled walls, useful storage cupboard, recessed downlighters and a heated towel rail.

## Second Floor

### Master Bedroom

10'4" x 11'3" (3.15m x 3.45m)

With two double glazed windows to the front elevation, and useful storage cupboard.

### Ensuite Bathroom

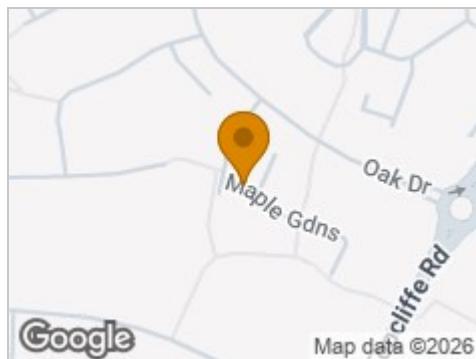
Fitted with a modern three piece bathroom suite consisting of a shower cubicle, low level WC and wash hand basin, tiled floor, part tiled walls, rear facing ceiling mounted Velux window, spotlights, extractor fan and heated towel rail.

### Gardens and Parking

Externally, the property offers a lawned frontage, an enclosed and private rear garden and a single garage to the rear with driveway. There is further public parking alongside the driveway to the rear. Solar panels to roof.



## Road Map



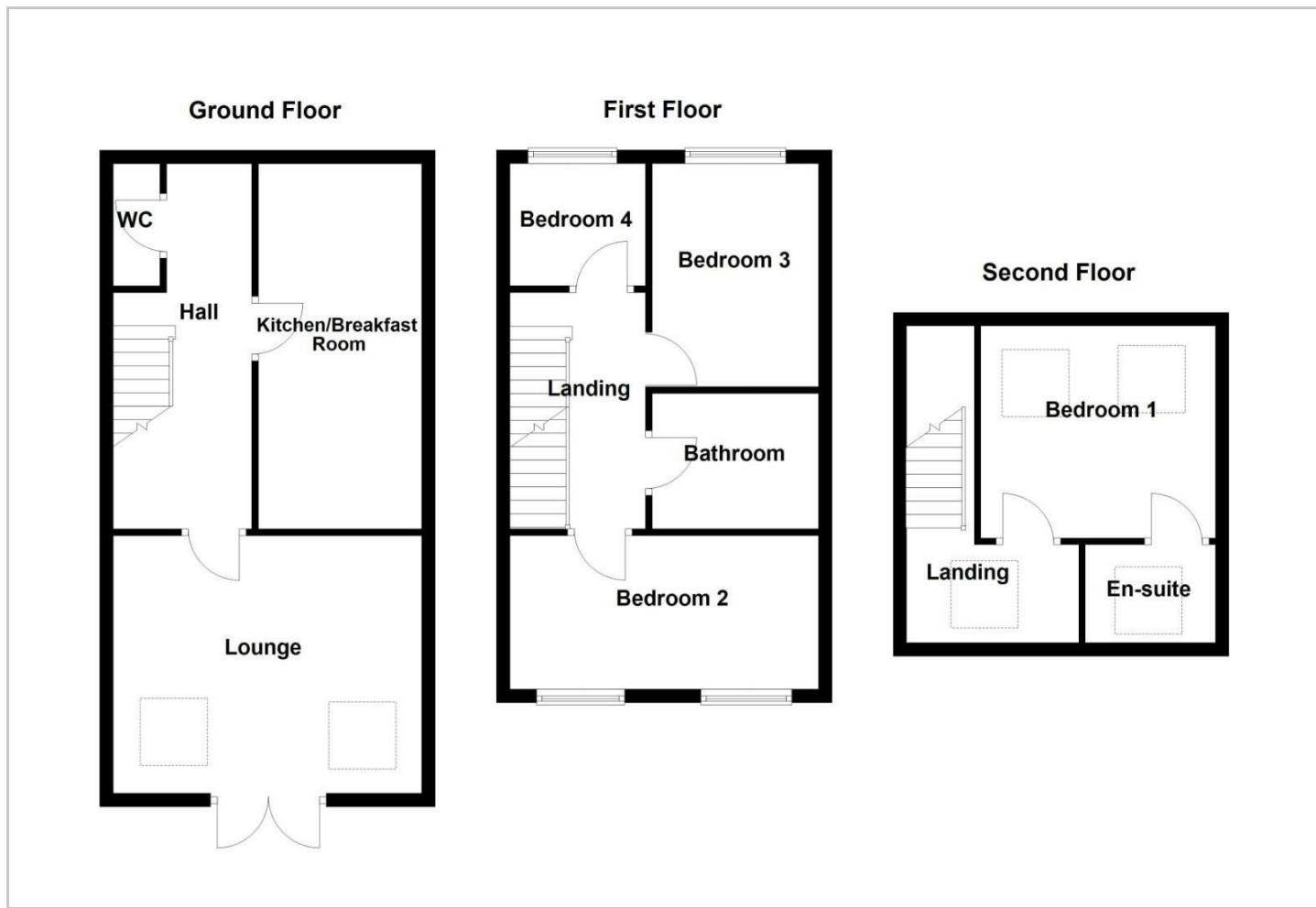
## Hybrid Map



## Terrain Map



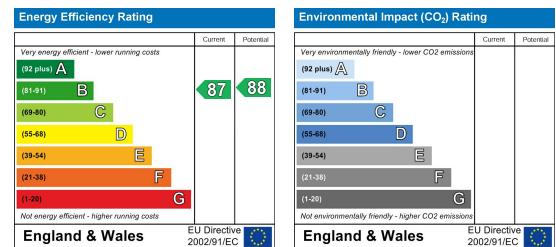
## Floor Plan



## 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.