HUNTERS®

HERE TO GET *you* THERE



Sinderby

Thirsk, YO7 4JD

Asking Price £189,000

2 1 1 E

Council Tax: B





Waverley Cottage Sinderby

Thirsk, YO7 4JD

Asking Price £189,000





Sitting Room
13'0" x 10'9" (3.97 x 3.30)
With double glazed window to the front elevation, decorative fireplace, arched to alcoves with fitted cupboards. Beams to ceiling. Electric storage heater.

Kitchen
12'5" x 9'2" (3.80 x 2.81)
Double glazed door to the rear garden, fitted cupboards and work surfaces with tiled splash-backs. Door to inner hallway.

Bathroom
Fitted with three piece suite comprising; wash hand basin, WC and panelled bath. Window to rear elevation. Economy 7 storage heater.

Inner Hall
Stairs off to first floor. Doors from bathroom and kitchen.

First Floor
Landing with doors to both bedrooms.

Bedroom One
12'11" 12'5" (3.96 3.80)
Good sized double bedroom with double glazed window to the front elevation. Ornate Fireplace. Economy 7 storage heater.

Bedroom Two
9'10" x 9'2" (3.00 x 2.81)
Double glazed window to the rear elevation.

Outside
The kitchen door opens to an enclosed rear yard.

A wooden gate provides access to the enclosed lawn garden with useful outbuilding providing storage.

Right of Way
Please note, there is a right of way allowing the neighbour access to their outbuilding. The property also benefits from a right of way over the neighbouring property for access to the street.

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



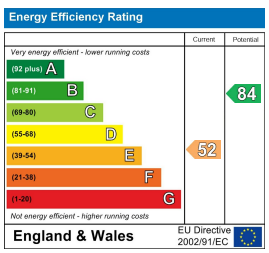
Floor Plan

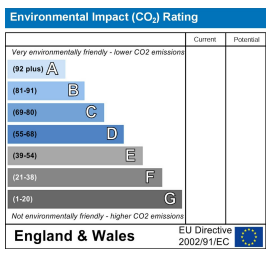


Viewing

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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