

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



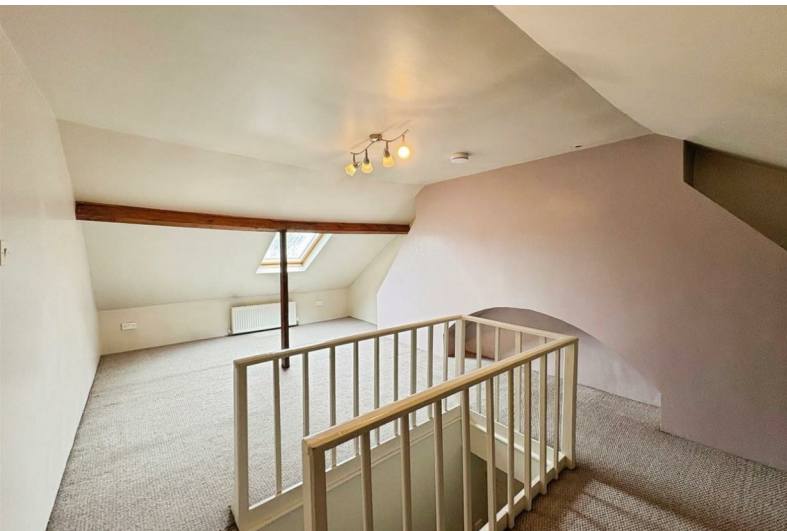
## Stammergate

Thirsk, YO7 1BD

Asking Price £169,000



Council Tax: B



# 13 Stammergate

Thirsk, YO7 1BD

Asking Price £169,000



## Lounge

11'10" x 11'10" (3.62 x 3.63)

Access to the property is via a hardwood front door into the lounge. With a sealed unit double glazed window to the front aspect, television point, telephone point & radiator. Doors lead to the kitchen and first floor bedrooms.

## Kitchen/Diner

11'10" x 8'11" (3.63m x 2.74m)

A good sized kitchen which has a double glazed window to the rear aspect, fitted base and wall units, rolled top work surfaces, stainless steel sink, electric cooker, tiled splash backs, radiator and understairs storage cupboard.

## Utility Lobby

6'7" x 6'3" (2.03m x 1.91m)

With double glazed window to the side and a half glazed door leading to the gardens, there is plumbing for a washing machine. Central heating combination boiler, door to the bathroom.

## Bathroom

5'3" x 6'7" (1.61 x 2.02)

Fitted with a three piece suite comprising panelled bath with shower over, low level W.C., pedestal wash hand basin, part tiled walls, radiator and double glazed window to the side elevation.

## First Floor Landing

Access to both first floor bedrooms. door opening onto the staircase to the second floor.

## Bedroom One

12'0" x 11'10" (3.66m x 3.61m)

A double bedroom with a window and central heating radiator.

## Bedroom Two

11'10" x 8'11" (3.63m x 2.74m)

A double bedroom with a window, central heating radiator, and storage cupboard

## Attic Room

19'7" into eaves x 11'8" ( 5.99m into eaves x 3.58m)

With Velux window to the rear elevation, radiators, television point, and galleried landing.

## Gardens and Parking

The property benefits from a long rear garden with an area of private parking for one car.



Road Map



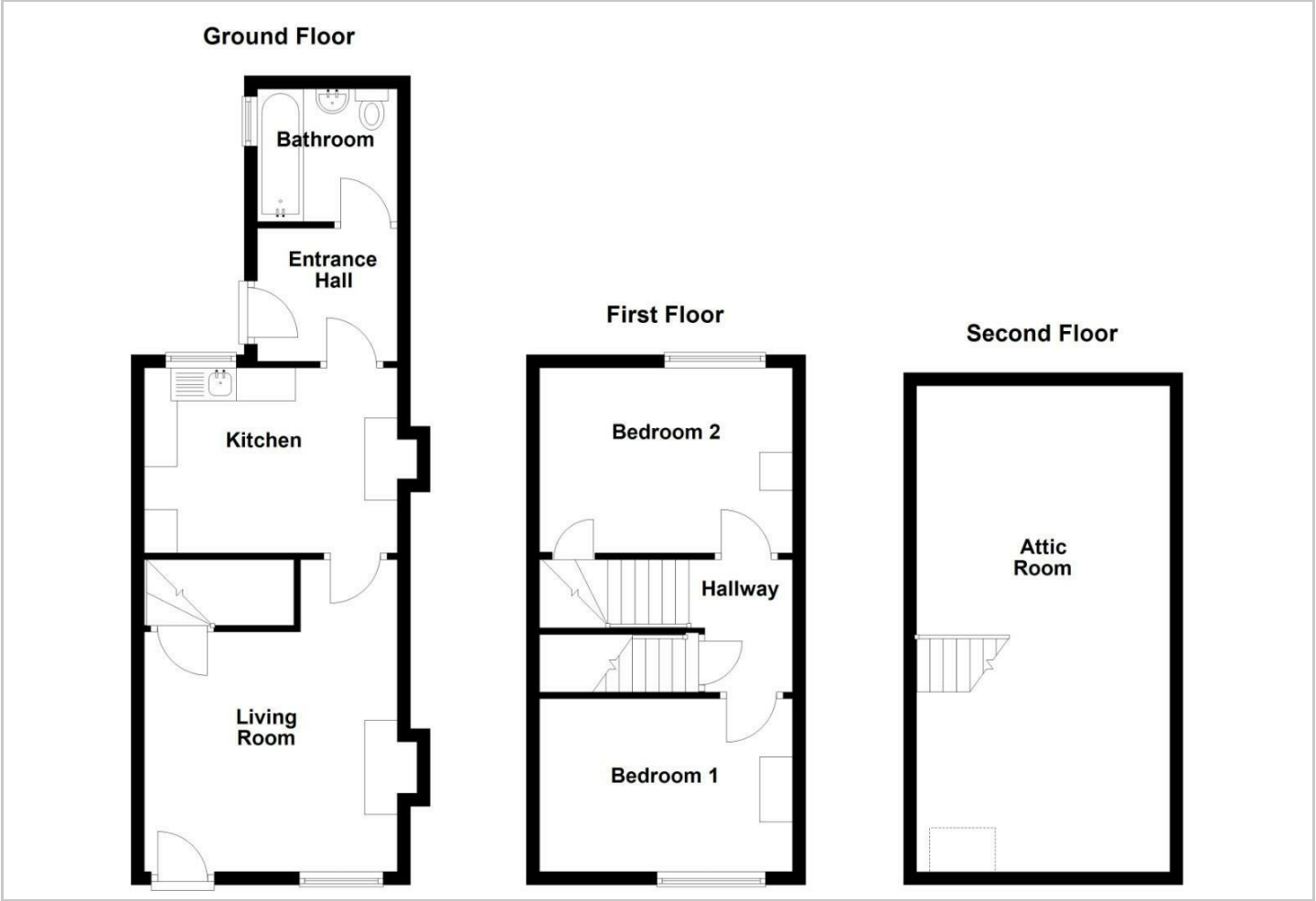
Hybrid Map



Terrain Map



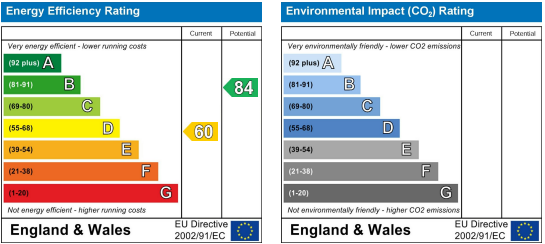
Floor Plan



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.