

HUNTERS[®]

HERE TO GET *you* THERE



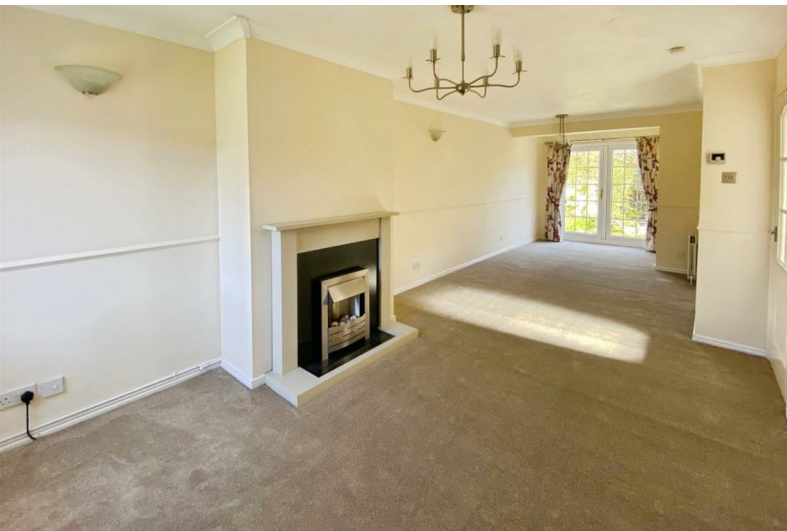
Manor Close

Topcliffe, Thirsk, YO7 3RH

Offers In Excess Of £260,000



Council Tax: C



13 Manor Close

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Entrance Porch

3'6" x 3'6" (1.07 x 1.07)

Accessed via a composite door with glazed panel, window to side elevation, door to lounge/dining room.

Living / Dining Room

27'11" x 10'1" (8.52 x 3.08)

A good sized room with double-glazed window to the front elevation and French doors to the rear. Feature fire with wooden surround and inset electric fire, doors to stairs and kitchen.

Kitchen

12'11" x 8'11" (3.96 x 2.72)

With double-glazed window and door overlooking the rear garden fitted with a good range of wall and base units with complementary worktops over. Appliances include electric oven and hob and an integrated fridge. There is a one and a half bowl sink, space and plumbing for a washing machine, vinyl flooring and part tiled walls.

First Floor Landing

A loft ladder gives access to the loft space which is boarded and has a light. Central heating boiler.

Master Bedroom

11'7" x 9'5" (3.55 x 2.88)

With double-glazed window to the front elevation, good range of fitted sliding mirror-door wardrobes, radiator.

Bedroom Two

9'5" x 9'1" (2.88 x 2.79)

A good sized room with double glazed window overlooking the rear garden. Useful built-in storage, laminate flooring, radiator.

Bedroom Three

8'7" x 7'7" (2.62 x 2.33)

Double-glazed window, laminate flooring, radiator.

Bathroom

8'2" x 6'0" (2.51 x 1.84)

Fitted with a four piece suite comprising panelled bath, shower cubicle with bar shower, hand basin and W.C. Half height panelled walls, tiled shower area, vinyl flooring, heated towel rail, bathroom cabinet, spotlights to ceiling. Obscure glazed window to the rear elevation.

Garage and Parking

14'9" x 9'10" (4.52 x 3.01)

A single driveway provides off street parking and gives access to the single garage, with up and over door, light and power within and plumbing and power for a washing machine.

Front Garden

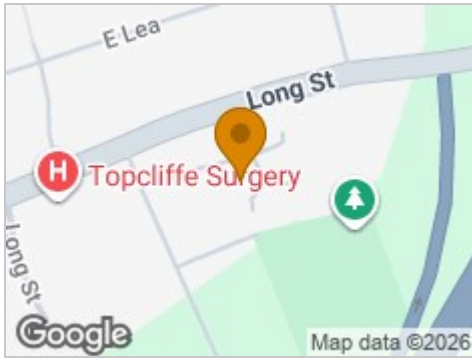
A low maintenance garden gravelled area and mature shrubs, gate and path to the rear.

Rear Garden

With a good range of mature shrubs and planting, this easy to maintain garden is the perfect space for outdoor entertaining. Gate to the front of the property.



Road Map



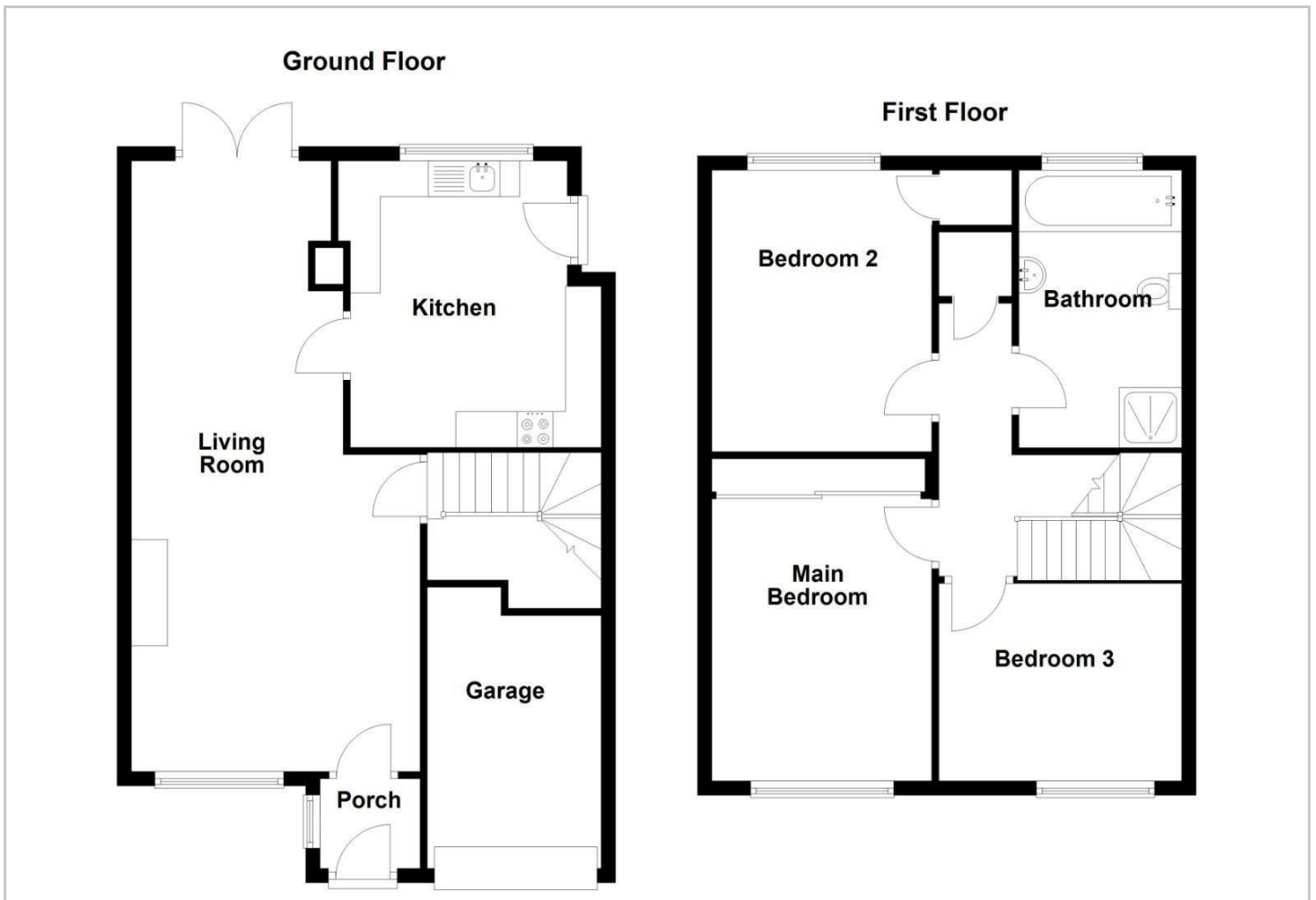
Hybrid Map



Terrain Map



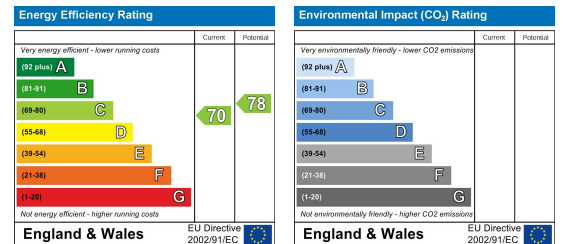
Floor Plan



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.