

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



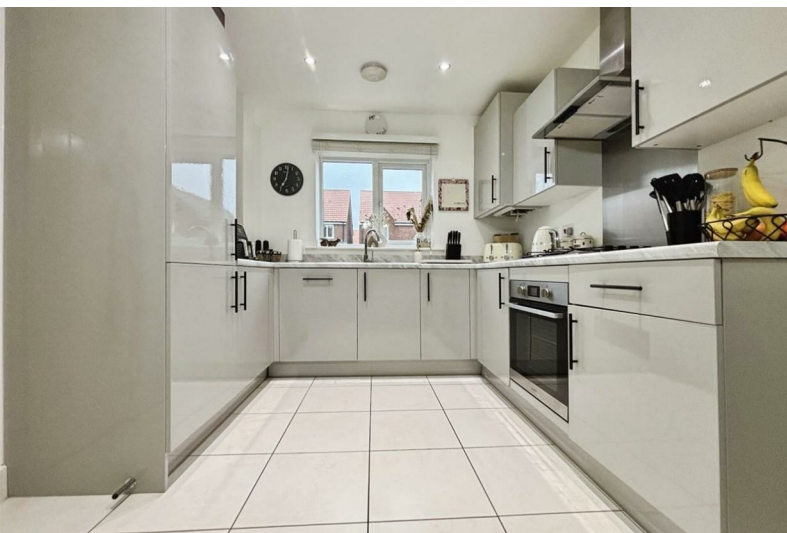
## Magnolia Way

Sowerby, Thirsk, YO7 3FU

Asking Price £260,000



Council Tax: C





# 3 Magnolia Way

Sowerby, Thirsk, YO7 3FU

Asking Price £260,000



## Hallway

Doors to lounge, kitchen and stairs off to first floor level. Useful under-stair cupboard and central heating radiator.

## Dining Kitchen

15'7" x 9'1" (4.75 x 2.79)

A welcoming open plan room with space dining furniture. The kitchen space offers a range of wall and floor mounted modern units. Integrated appliances include: fridge-freezer, dishwasher, washing machine, gas hob with extractor over, stainless steel splash back and electric oven. Double glazed window to the front elevation. Central heating radiator.

## Lounge

16'4" x 10'5" (4.98 x 3.18)

With French doors and double glazed window to the enclosed rear garden. Central heating radiator. TV Ariel point and useful under-stair cupboard.

## Cloakroom

White suite comprising; wash hand basin and low flush WC. Double glazed window to front elevation and central heating radiator.

## First Floor

Galleried style landing with doors off to all bedrooms and house bathroom. Double glazed window to side aspect and central heating radiator.

## Bedroom One

14'7" x 9'0" (4.45 x 2.76)

Double glazed window to rear elevation and central heating radiator.

## En-suite

White suite comprising; wash hand basin, low flush WC and shower in cubicle.

## Bedroom Two

11'8" x 9'1" (3.57 x 2.77)

Double glazed window to front elevation and central heating radiator.

## Bedroom Three

10'5" x 6'11" (3.20 x 2.11)

Currently used as an office and dressing room. Double glazed window to the rear elevation and central heating radiator.

## Bathroom

White suite comprising; wash hand basin, low flush WC and panelled bath with mixer tap and shower attachment.



Road Map



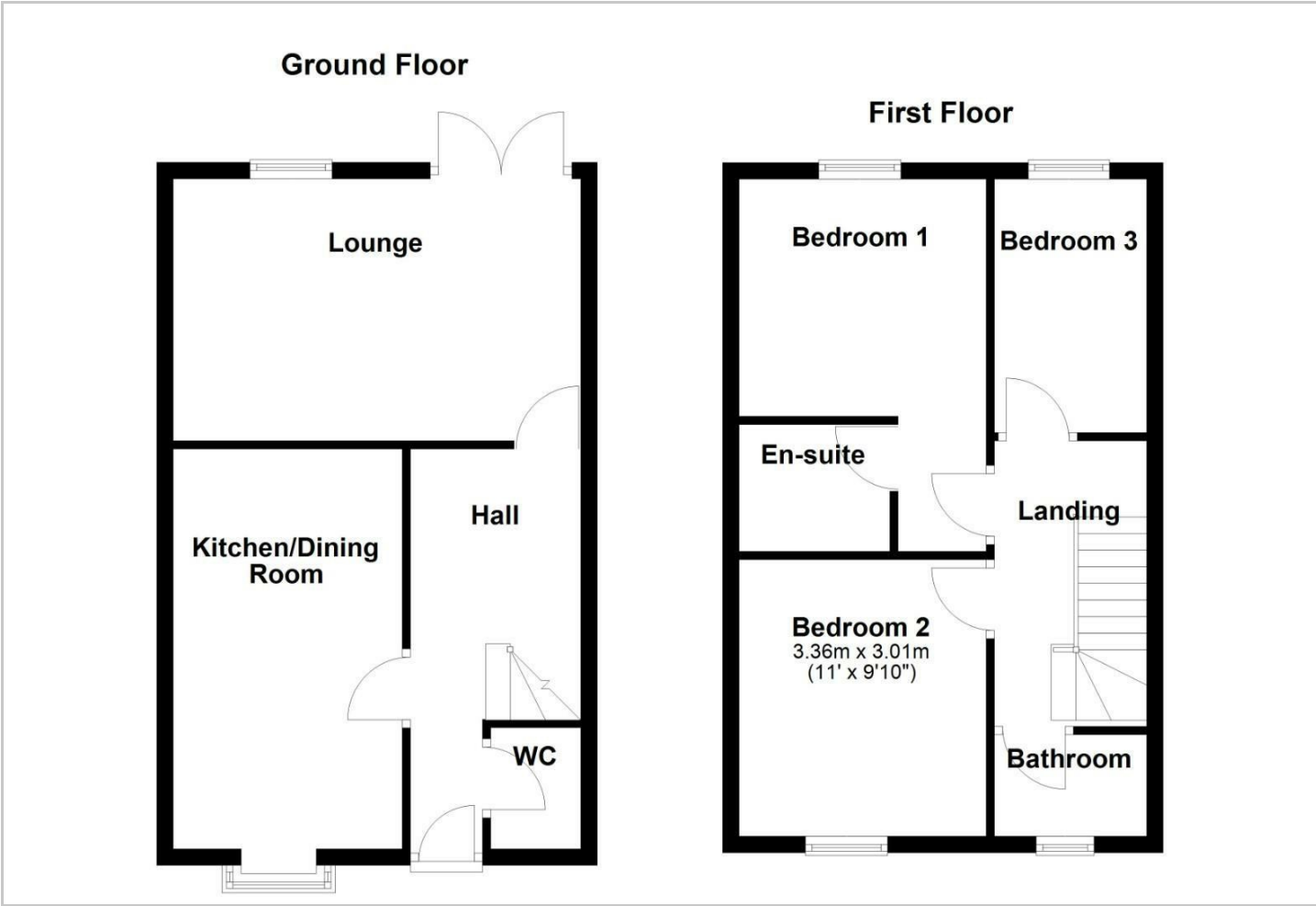
Hybrid Map



Terrain Map



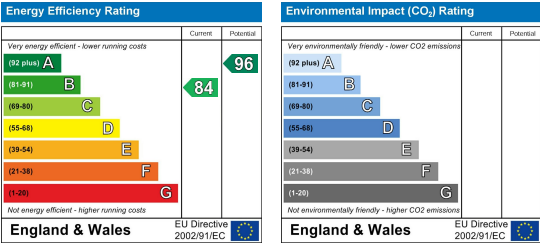
Floor Plan



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.