HUNTERS®

HERE TO GET *you* THERE



Williams Court

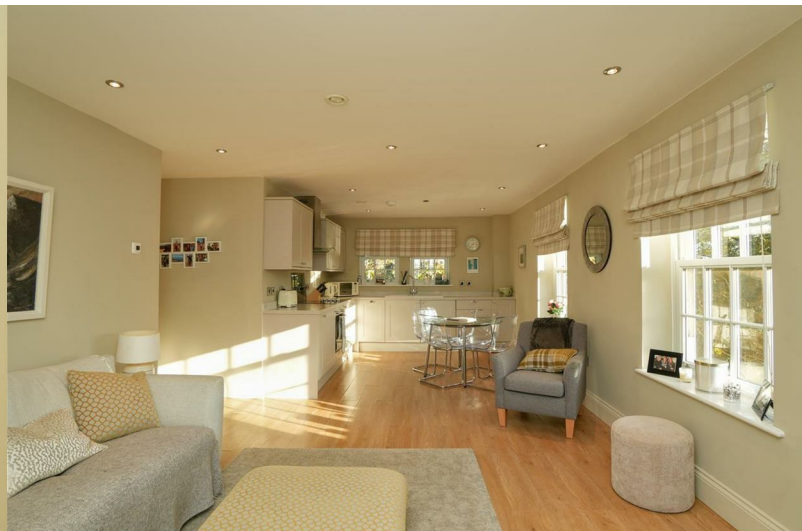
Thirsk, YO7 1GX

Asking Price £189,950

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Council Tax: C





14 Williams Court

Thirsk, YO7 1GX

Asking Price £189,950





Hunters are pleased to bring to market this executive apartment with views over the Cod Beck and Sowerby Flatts. This second floor apartment offers a bright and modern living space, with open plan lounge and kitchen, two double bedrooms (primary with en-suite) and house bathroom. Finished to a high standard throughout, viewing essential to appreciate all that is on offer.

Situated a stones throw from Thirsk Market Place, Williams Court is ideally positioned for convenient access to all local amenities including shops, cinema, restaurants and leisure centre.
Wooden doors open to the communal entrance foyer, with a wide stair case leading to the second floor level.

A particular feature of the apartment are the elevated views, with an aspect towards the Cod Beck (where Otters can be spotted) and also toward Sowerby Flatts. The open aspect ensures a high level of natural light throughout the property.

Entrance Hall
Doors off to both bedrooms, living area, house bathroom and airing cupboard. Laminate wood flooring.

Open Plan Living
Open plan living space split between sitting area and dining kitchen. Laminate floor throughout.

Sitting Area
13'11" x 12'5" (4.25 x 3.81)
Bright and inviting room with windows and Juliet balcony ensuring natural daylight throughout the day.

Dining Kitchen
10'9" x 10'6" (3.30 x 3.21)
Fitted with range of floor and wall cabinets with matching work surfaces and upstands. Integrated appliances include: ceramic sink with mixer tap, dishwasher, washing machine, electric oven, electric hob with extractor over and fridge and freezer. Outlook towards Sowerby Flatts.

Bedroom One
11'7" x 10'2" (3.55 x 3.12)
Window looking towards the Cod-Beck, TV Ariel and telephone point and laminate wood flooring.

Ensuite
White suite comprising: wash hand basin, low flush WC and shower.

Bedroom Two
10'4" x 10'1" (3.17 x 3.09)
Double glaze window to rear elevation and laminate wood flooring.

Bathroom
White suite comprising: wash hand basin, low flush WC and panel bath, tiled to splashback areas, heated towel rail and window to rear.

Parking
Allocated parking for one car.

Lease
We are informed there are 117 years remaining on the the original 125 year lease. The most recent annual charges £1727.28 with a ground rent of £250 PA.

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



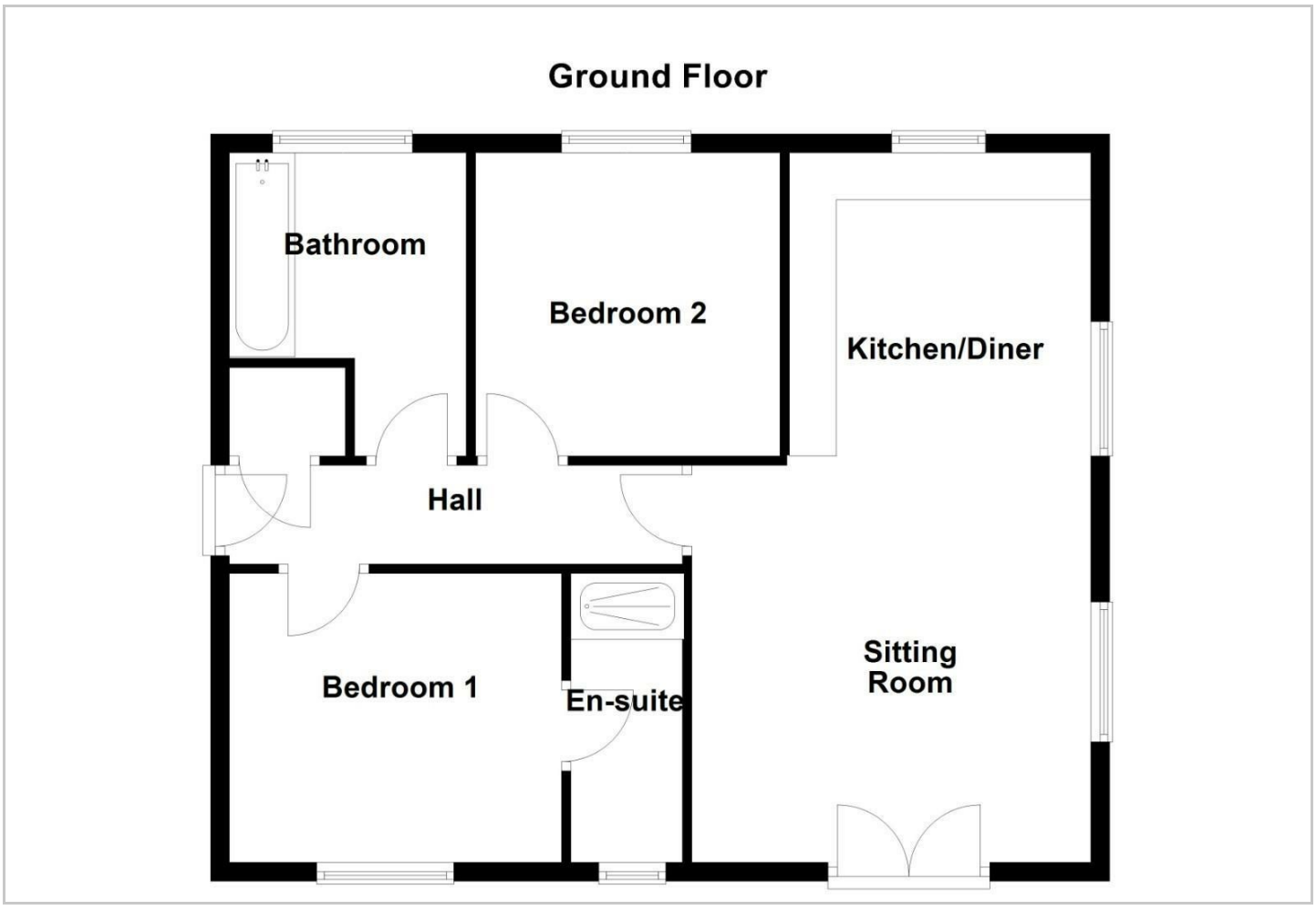
Hybrid Map



Terrain Map



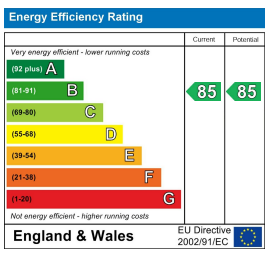
Floor Plan

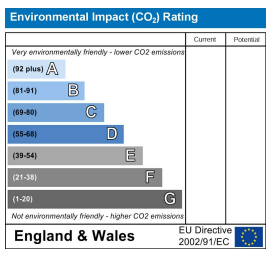


Viewing

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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