HUNTERS®

HERE TO GET *you* THERE



Heather Place

Sowerby, Thirsk, YO7 3FY

Asking Price £375,000

4 2 1 B

Council Tax: E





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Entrance Hall
Composite door opening from the front of the house, ceramic tiled floor, doors off to; lounge, cloakroom and dining kitchen. Stairs to first floor level.

Lounge
14'4" x 12'8" (max) (4.38 x 3.88 (max))
With bay window to the front elevation and central heating radiator. Double doors open from the hallway.

Dining Kitchen
19'1" x 9'10" (5.84 x 3.02)
A good sized room with a window and French doors providing a pleasant outlook to the rear garden. Fitted with a range of wall and floor mounted units completed with matching work-surface and upstands. Integrated appliances include; washer dryer, electric oven and grill with four ring gas hob and extractor over, dishwasher and fridge freezer. A matching central island provides further storage and work-space. Ceramic tiled floor continued from the hallway, Central heating radiator.

Cloakroom
With wash hand basin, low flush WC and central heating radiator. Ceramic tiled floor continued from the hallway.

First Floor
Galleried landing with useful storage cupboard and window to the front elevation.

Bedroom One
13'1" x 12'7" (4.01 x 3.86)
A good sized primary bedroom with double glazed window to the front elevation and central heating radiator. Door to En-suite.

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

Bedroom Two
14'3" x 10'2" (4.36 x 3.12)
Double glazed window to the front elevation, built-in wardrobes and central heating radiator.

Bedroom Three
12'5" x 10'2" (3.79 x 3.10)
Double glazed window to the rear elevation and central heating radiator. Currently used as a home office.

Bedroom Four
10'6" x 9'8" (3.21 x 2.97)
Double glazed window to the rear elevation, built-in wardrobes and central heating radiator.

Bathroom
Fitted with a three piece suite in white comprising; panelled bath, wash hand basin with mixer tap and low flush WC.

Outside
The good sized rear garden is a wonderful space for entertaining or simply relaxing. Mainly laid to lawn with a paved patio area. French doors from the dining kitchen incorporate the garden to create an 'indoor, outdoor' living space. Gated access to the driveway.

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



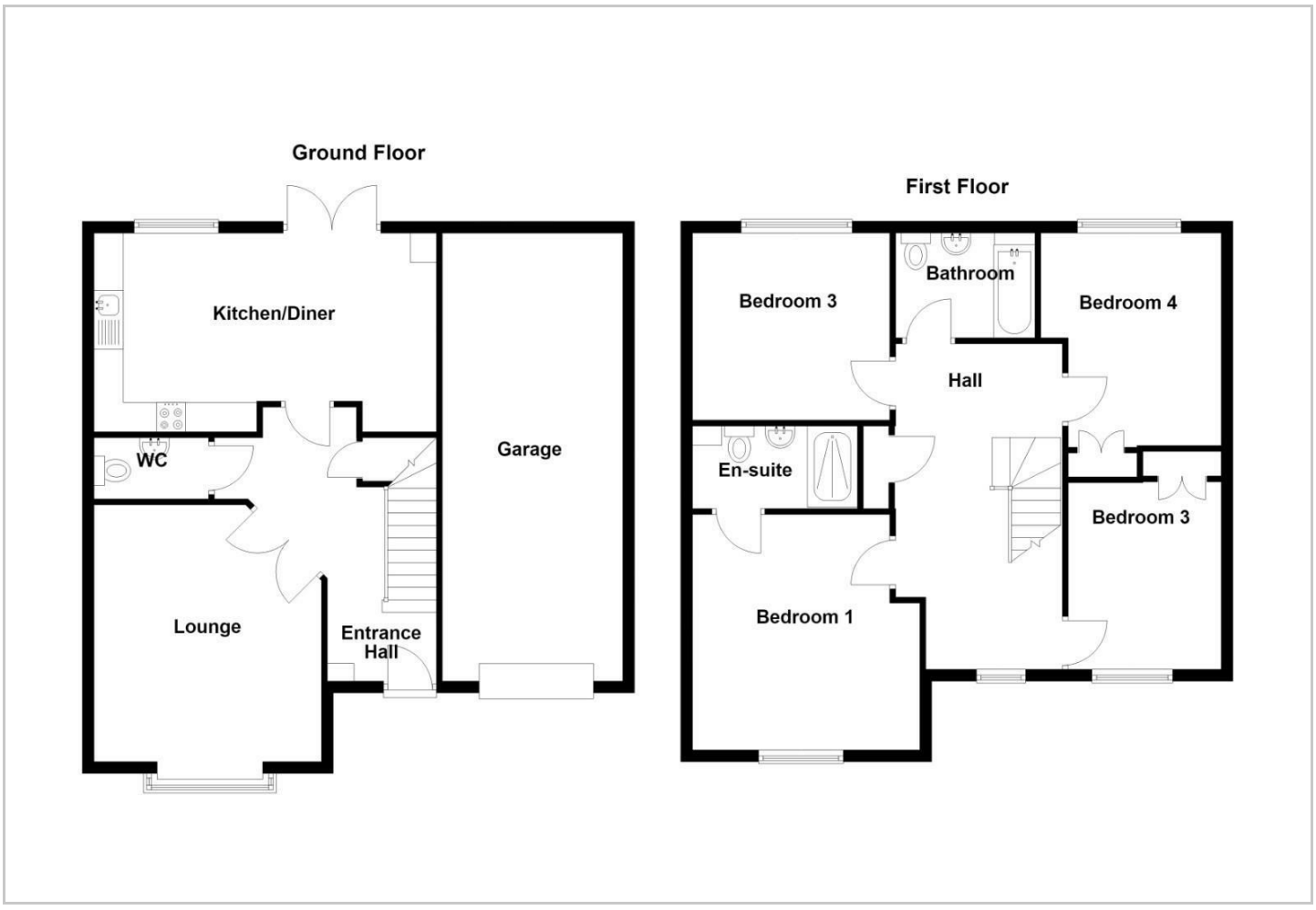
Hybrid Map



Terrain Map



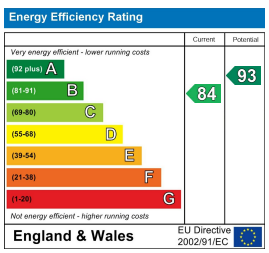
Floor Plan

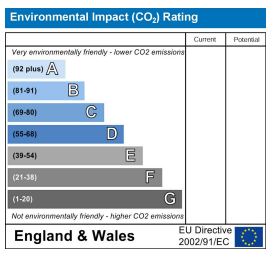


Viewing

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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