HUNTERS®

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Maple Gardens

Sowerby, Thirsk, YO7 3PY

Asking Price £385,000

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Council Tax: E





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Reception Hall
With stairs to the first floor and access to the study and downstairs WC.

Lounge
14'2" x 12'3" (4.34 x 3.75)
With bay window to the front elevation, this good size reception room has an Adams style fireplace as a focal point. Double doors give access into the breakfast kitchen.

Dining Kitchen
24'11" x 8'4" (7.62 x 2.55)
This is a lovely contemporary kitchen with stylish fitted cabinetry and a good range of modern integrated appliances. There is a breakfast bar and ample space for a dining table. Double doors lead out into the rear garden.

Utility Room
5'11" x 4'11" (1.82 x 1.50)
With space and plumbing for a washing machine and space for another appliance, the utility is fitted with the same style of units as the kitchen, with complementary worktop over. Part glazed door give access to the side elevation.

Study
7'1" x 5'10" (2.18 x 1.79)

Downstairs WC
With Low flush WC and handbasin

First Floor Landing

Bedroom One
11'7" x 9'5" (3.55 x 2.89)
A good sized room with two windows overlooking the front aspect.

En Suite
5'3" x 5'6" (1.62 x 1.68)
Fitted with a three piece suite comprising shower, handbasin and low flush WC.

Bedroom Two
11'6" x 9'4" (3.53 x 2.85)
Window to the front elevation and useful storage cupboard.

Bedroom Three
11'6" x 8'9" (3.52 x 2.67)
Double bedroom with window overlooking the rear garden

Bedroom Four
11'6" x 8'5" (3.53 x 2.59)
Overlooking the rear garden. this is a further double bedroom.

House Bathroom
7'1" x 6'1" (2.16 x 1.87)
Fitted with a contemporary suite in white comprising bath with shower over and glass screen, low flush WC and handbasin. Part tiled walls, obscure glazed window to the rear elevation.

Gardens
The rear garden is fully enclosed and is mainly laid to lawn with raised planters and a useful terrace area, ideal for outdoor entertaining. There is a small front garden behind a low set of railings with a path and access to the rear of the property.

Garage
The property benefits from a single garage.

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



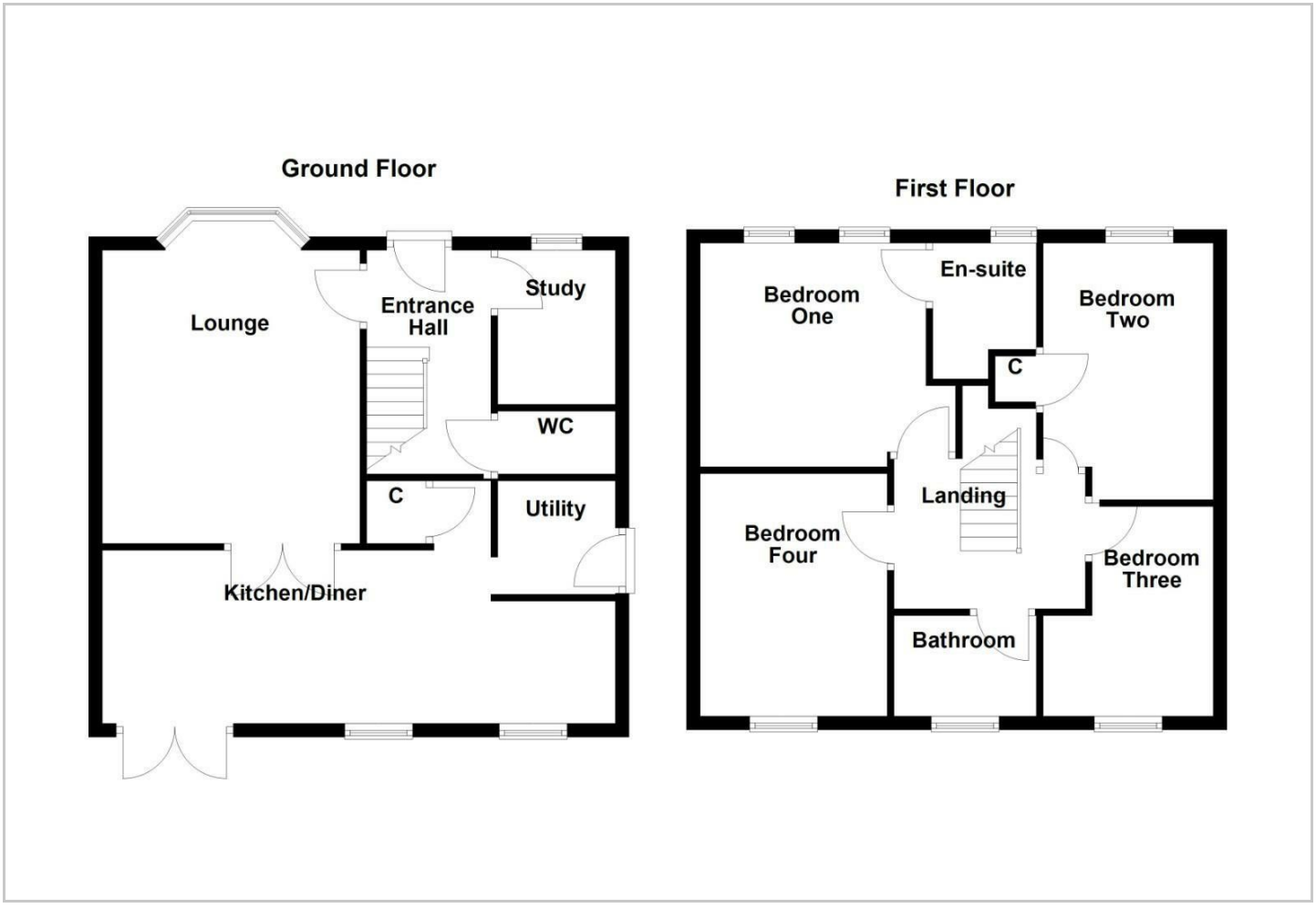
Hybrid Map



Terrain Map



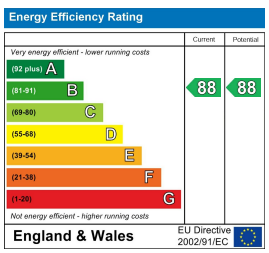
Floor Plan

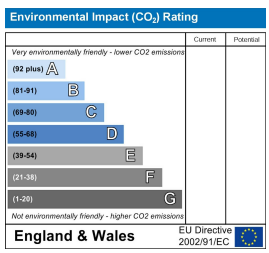


Viewing

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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