HUNTERS®

HERE TO GET *you* THERE



Station Road

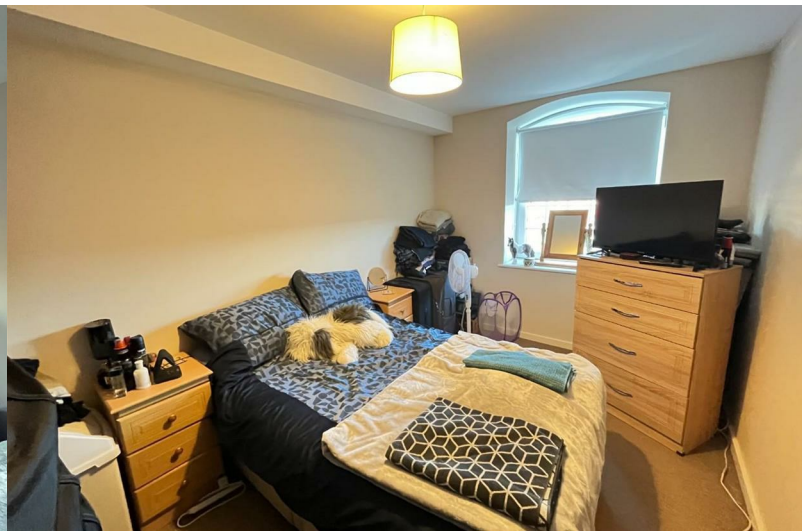
Thirsk, YO7 1TR

Asking Price £69,000

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Council Tax: A





7 Bamlett House Station Road

Thirsk, YO7 1TR

Asking Price £69,000





Communal Entrance
Security doors opening to the communal hallway. Accessed from here is the stairs to all floors, bike store and meter cupboard.

Externally there is bin storage and allocated post boxes for each property.

Hallway
Doors off to all rooms. Intercom entry system for main door.

Living Kitchen
A good sized room with feature windows to the front of the property and electric heater. The kitchen area is fitted with a range of floor and wall mounted units, stainless steel sink and space for fridge freezer. Airing cupboard housing hot water cylinder and washing machine. Recently fitted carpet to the living area, wood effect vinyl to the kitchen and dining.

Bedroom
9'2" x 13'2" (2.80 x 4.02)
Feature window to the front of the property and electric heater.

Bathroom
Fitted with a modern white suite comprising; wash hand basin, low flush WC and panelled bath with shower over.

Leasehold
£1, 273.03 a year Annual service charge
GR- £415.43 PA
LEASE TERM 121 YEARS FROM 2021

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



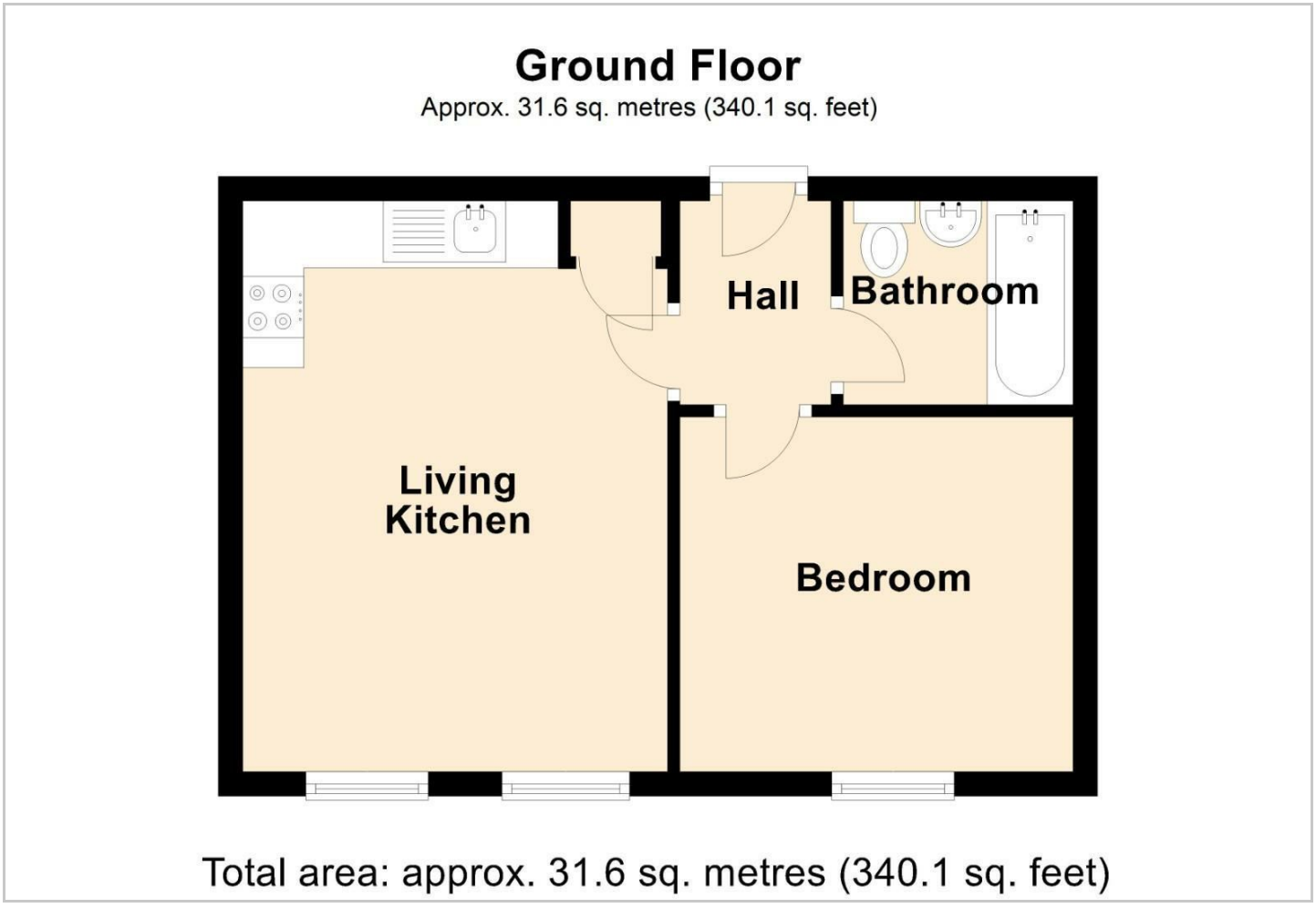
Hybrid Map



Terrain Map



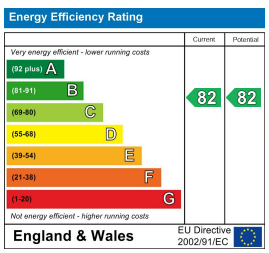
Floor Plan

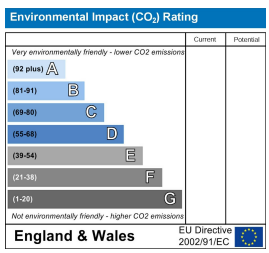


Viewing

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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