



# CARVERS

SALES & LETTINGS

Chapel Street

Thirsk, YO7 1LU

Offers in the region of £189,950

House - Terraced



A brand new two bedroomed terraced town house forming part of the conversion of the former Thorntons Prints building in to four dwellings. Located in the centre of Thirsk, the property provides modern and well designed living space benefitting from gas fired central heating and Upvc double glazing. The accommodation includes an open plan ground floor kitchen/dining room with modern kitchen including integrated oven and hob. The dining area has a floor window allowing natural light in to the basement living room. To the first floor there is a double bedroom and family bathroom fitted with a modern white suite with shower over the bath. To the second floor there is a master bedroom with velux roof windows and an ensuite shower room.



- Brand new two bedroomed town house conversion
- Open plan kitchen/dining room with feature floor window
- Master bedroom with ensuite shower/wc
- Upvc double glazing
- Modern kitchen, bathroom and ensuite fittings
- Basement living room
- Gas central heating
- Central town location

#### GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage

Double glazing

Local Authority: North Yorkshire Band TBC

#### Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

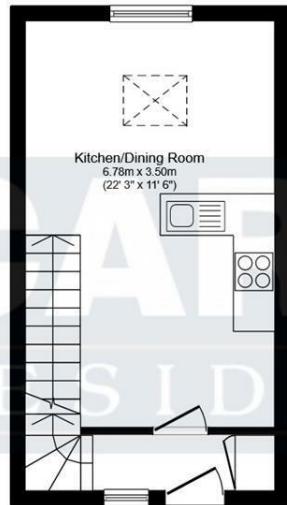
#### Property Size Information

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory)

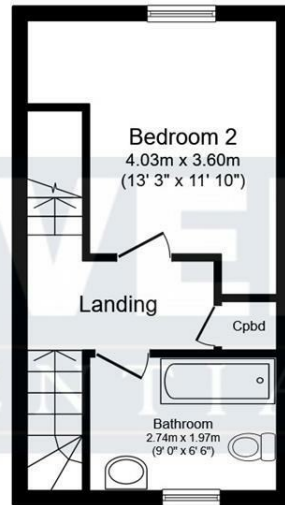




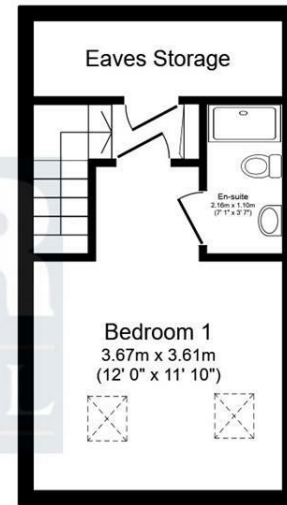
**Basement**  
Floor area 24.4 sq.m. (263 sq.ft.)



**Ground Floor**  
Floor area 24.4 sq.m. (263 sq.ft.)



**First Floor**  
Floor area 24.4 sq.m. (263 sq.ft.)



**Second Floor**  
Floor area 20.4 sq.m. (220 sq.ft.)

Total floor area: 93.7 sq.m. (1,008 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			90
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Property size taken from EPC  
1011.00 sq ft

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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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