



Partridge Close, Dishforth, YO7 3GF

£100,000 40% shared ownership



## Partridge Close, Dishforth, YO7 3GF

A most attractive semi-detached modern home representing an alternative way for a range of buyers to get on the property ladder in a popular and convenient village with countryside walks and village amenities close by and easy access to the A19 and A1(M) for travel throughout the area.

Offering a rare combination of excellent thermal efficiency and imaginative design, this delightful property has been beautifully maintained and is presented to a high standard throughout, complementing the flowing layout and ample natural light from the large windows. Double doors from the sitting room open onto a good size south facing garden, enabling the coveted, all-important, indoor/outdoor living style.

SOLO SAY: This well-planned development was constructed by Newett Homes Ltd who, quickly and deservedly, have earned a reputation for homes of great appeal and quality, in stark contrast to some house builders. Our particularly house-proud vendor was swayed by the subtle combination of traditional 'cottage style' aesthetics and the contemporary design of the accommodation, making this the perfect choice for their first home.

The sale now represents a great opportunity for those who are seeking the benefits of a modern home in a convenient village location. For additional confidence, the property benefits from the remainder of a 10 year LABC guarantee.





The property comprises: hallway with downstairs toilet, useful cloaks cupboard and stairs to the first floor, light and spacious open-plan living space with double doors to the rear garden and under-stairs storage cupboard, thoughtfully planned kitchen area offering a range of units and plenty of work space, first floor landing, two good size double bedrooms and a stylishly appointed house bathroom.

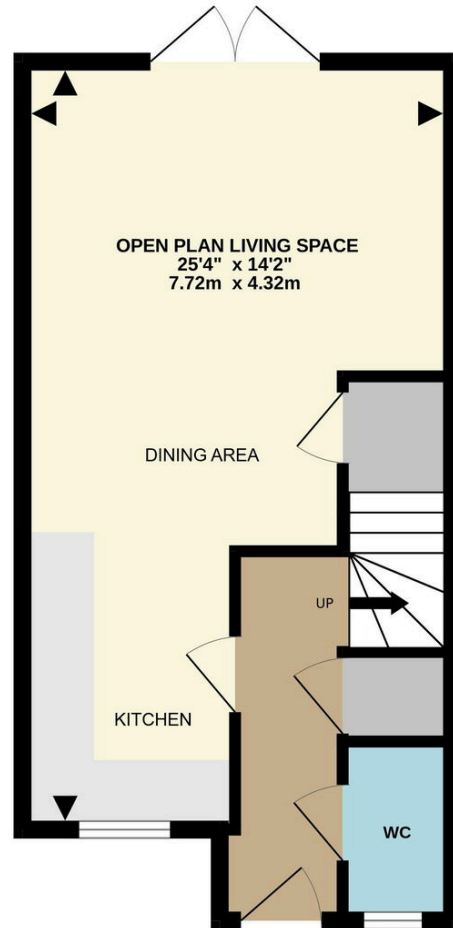




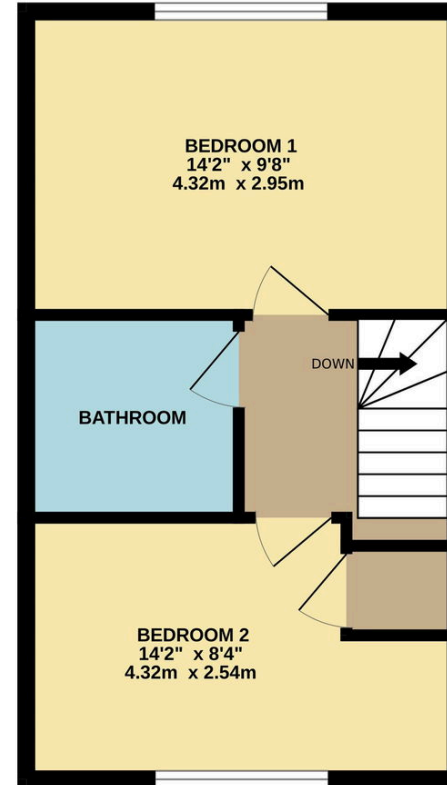
To the front of the house there is a 'tandem' double car-parking space and path leading to the front door. At the rear, the delightful enclosed garden enjoys a southerly orientation and provides a patio area, lawn, garden shed and pedestrian gate to the side.

Dishforth has an excellent community and offers a country pubs, garden centre, village hall and a high achieving primary school. The village is surrounded by delightful open countryside and sees less traffic than can often be the case as it is not located on a through main route. Those with travel and business interests throughout the region will appreciate the ease of access to the A1(M) and A19.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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