



2 St. Johns Garth, Thirsk YO7 2EG
£450,000



JOPLINGS
Property Consultants



2 ST. JOHNS GARTH

THIRSK, YO7 2EG

Nestled in the idyllic village of Felixkirk, is this beautifully presented semi detached home. The property has been recently renovated to a high standard throughout, is show home standard with its vibrant but sympathetic decor and is turn key ready. The property boasts, amongst other things, double aspect rooms to the ground floor, three double bedrooms, good sized bathroom, log burner and picturesque views, to the rear in particular.

St Johns Garth is situated at the top of the village, overlooking the stunning views of the North Yorkshire countryside and beyond. Felixkirk benefits from a well renowned public house, The Carpenters Arms, a village church and is situated just three miles east of the local market town of Thirsk, offering larger amenities. Travel links to York and Thirsk, are via the A19 just a short drive from the village.

The property comprises of; a spacious double aspect lounge with log burner, new kitchen/diner which is open plan to a new conservatory. Upstairs there are three double bedrooms and a modern bathroom. Externally there s a private rear garden with a detached garage

Entrance Hall

Composite entrance door with inset Georgian bar glazed panel. Stairs leading to the first floor. Limestone tiled flooring.

Lounge

Double glazed window to the front. New log burning stove (2021) and a solid oak wood flooring, with a recently fitted aluminium patio door leading out to the rear garden. Two radiators.

Kitchen Diner

Double glazed window to the front. A high specification kitchen with a range of base and wall units with coordinating Minerva work surfaces, incorporating a recessed double stainless steel sink and contrasting wooden breakfast bar. Space for a fridge freezer. Integrated appliances comprising of a washing machine, dishwasher and electric oven with an electric induction hob. Limestone tiled flooring throughout. Space for a dining table and chairs. Radiator.



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Conservatory

Extended and newly built, full UPVC and double glazed conservatory, including the roof, with a rear entrance door leading into the garden.

Rear Lobby

With understairs storage and door to:

Downstairs WC

Opaque double glazed window. Low level flush WC and hand wash basin. Radiator.

Master Double Bedroom

Double glazed window to the front. Large storage cupboard. Radiator.

Second Double Bedroom

Double glazed window to the front. Radiator.

Third Double Bedroom

Double glazed window to the rear. Radiator. With picturesque views across countryside, grazing sheep, towards woodland.

Family Bathroom

Opaque double glazed window to the rear. Four piece modern bathroom suite comprising of a walk in waterfall, power shower with a glass screen, low level flush WC, hand wash basin and a freestanding oval bath. Tiled flooring and heated towel rail.



External

To the front of the property is a well maintained, enclosed front garden which is mainly laid to lawn with planted borders, mature shrubbery and established trees. Access to the garage and parking is via the shared driveway to the left of the property. Fully enclosed, easy maintenance rear garden with a patio area and planted border, facing on to open views of the local countryside, with a gated access and cream coloured rendered wall for privacy. There is also access to the garage.

Garage

Large garage, recently re-roofed, with wooden doors and pedestrian access from the rear garden. Power and light.

Services

Mains water and electricity, oil fired central heating. Waste water holding tank, serviced by Yorkshire Water.

Broadband and Mobile Phone

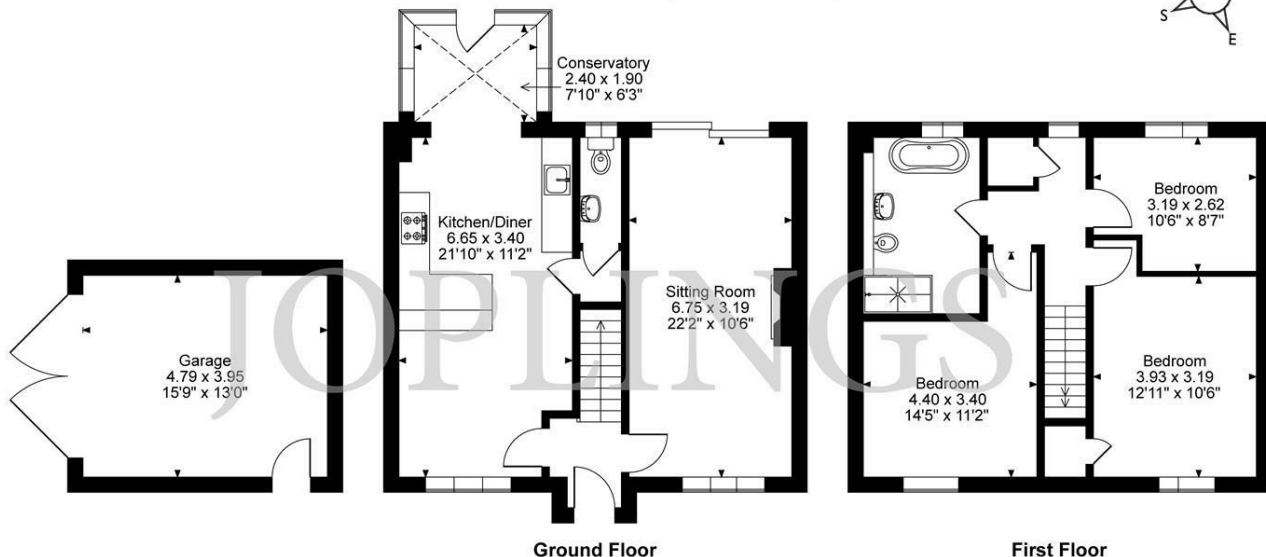
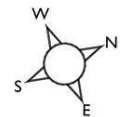
See Ofcom checker and Openreach website for more details.





FLOOR PLANS

2 St. Johns Garth, Felixkirk, Thirsk
 Approximate Gross Internal Area
 Main House = 108 Sq M/1163 Sq Ft
 Garage = 19 Sq M/205 Sq Ft
 Total = 127 Sq M/1368 Sq Ft

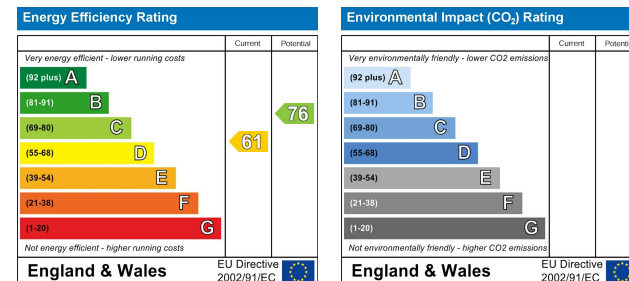


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

LOCATION MAP



ENERGY PERFORMANCE GRAPH



VIEWING

Please contact our Thirsk Office on 01845 522680 if you wish to arrange a viewing appointment for this property or require further information.

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