



3 Orchard Close, Back Lane, Thirsk, YO7 3LL
£350,000



JOPLINGS
Property Consultants

3 Orchard Close, Back

DISHFORTH, THIRSK, YO7 3LL

A very well presented detached bungalow which has been improved by the current owners to a very good standard. Having gas central heating and double glazing and a new bathroom. Offering good sized accommodation in a sought after village location and with the benefit of being on a quiet street. This lovely home has spacious gardens to both the front and rear, along with a garage. To supplement the accommodation, the loft area is fully boarded with power, light and three Velux windows, ideal for storage. The village itself has a primary school and there are two pubs, and village hall.

Dishforth is a popular village just to the North of Dishforth Airfield, which up until 2016, when it was decommissioned, was an Army Air Corps helicopter station. The closest town is Boroughbridge, which is 3 miles to the South, whilst the popular market town of Thirsk lies about 7.5 miles to the North East. There are excellent road links to the A1 and A168 for commuting and travelling further afield

The accommodation briefly comprise of; sitting room, kitchen/diner, inner hallway, two bedrooms and a bathroom. Externally front and rear gardens with a detached garage.

Viewing is highly recommended.





SITTING ROOM

18'10" x 10'10" (5.74m x 3.30m)

Double glazed bow window to front, double glazed French doors to side. Feature Adam style fireplace with marble back panel and hearth and inset living flame gas fire, coving, radiator.

KITCHEN/DINER

21'9" x 10'10" (6.63m x 3.30m)

Double glazed window rear, uPVC 1/2 glazed door to side. Range of base, wall and drawer units complementing heat resistant worksurfaces incorporating a 1 1/2 bowl stainless steel sink unit, range style cooker with filter hood above, plumbed for washing machine and dishwasher, space for condensing dryer, space for fridge/freezer, coving, archway to dining area with double glazed window to side, radiator and coving.

BEDROOM 1

12' x 10'10" (3.66m x 3.30m)

Double glazed window to rear, radiator and coving.

BEDROOM 2

10'9" x 8'11" (3.28m x 2.72m)

Double glazed bow window to front, radiator and coving.



INNER HALL

Access via a pull down ladder to a fully boarded loft, two storage cupboards.

BATHROOM

Double glazed window to side. Four piece white suite comprising of; panelled bath, pedestal wash hand basin, low level WC and separate shower cubicle with mains feed shower. Fully tiled, extractor, radiator.

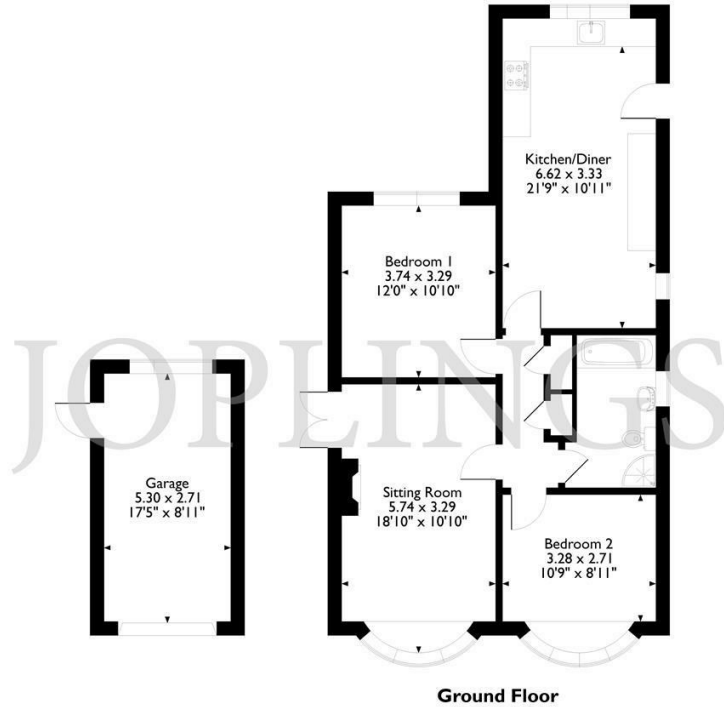
EXTERNALLY

Large front garden with mature borders, lawn and large gravelled parking are leading to a detached garage, with up and over door, power and light. The rear garden is mostly laid to lawn with high timber fencing, paved pathways and paved patio, seating area, there is also a gravelled area with two paved bases suitable for shed or greenhouse (current shed to be included).



FLOOR PLAN

3 Orchard Close, Dishforth, Dishforth
 Approximate Gross Internal Area
 Main House = 74 Sq M/797 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 88 Sq M/948 Sq Ft



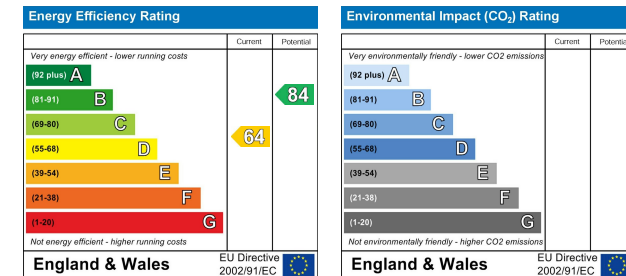
VIEWING

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

AREA MAP



ENERGY EFFICIENCY GRAPH



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