



5 The Byre, Thirsk YO7 4QG
£675,000



JOPLINGS
Property Consultants



5 THE BYRE

THIRSK, YO7 4QG

A stunning four bedroom property, situated on a private development in the village of Borrowby.

Borrowby has excellent road links to the A19, perfect for individuals travelling for work but seeking a quieter lifestyle. Borrowby also benefits from a well regarded primary school, a local pub and a great village hall with events on for the community. Local amenities can be found in the market towns of Thirsk and Northallerton.

The home offers exceptional space, light and comfortable living throughout with an impressive entrance hall, following in to a spacious living and dining area, and the focal point of the property being the bespoke kitchen, accompanied with a comfortable snug area and conservatory perfect for entertaining guests. The utility room offers plenty of space, and additional storage. To the first floor the property offers flexible accommodation with a master bedroom and en-suite, three further excellent size bedrooms and the family bathroom.

The property also benefits from off-street parking for multiple cars, a side entrance gate leading in to the rear garden and front access to the garage. It is offered with no onward chain, so viewing this exquisite family home comes highly recommended.

Entrance Hall

Front entrance door. Stairs leading to the first floor and doors giving access to the lounge, WC and kitchen.

Downstairs WC

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

Lounge/Dining Area

French patio doors leading in to the rear garden. Double glazed windows to the front and the rear. Feature fireplace with a log burning stove and tiled hearth, with a wooden mantle. Radiator.

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Kitchen/Snug

Double glazed windows to the front and rear. Stylish and contemporary kitchen with a range of base and wall units, and coordinating work surfaces with a Belfast style sink. Integrated dishwasher and space for a Range style oven. Complementing kitchen island with a breakfast bar, an integrated wine cooler and base units, with a solid oak work surface and electric points. Snug living area, incorporating a fireplace with an inset log burning stove and a double glazed window to the rear. Radiators. Doors leading in to the conservatory.

Conservatory

Part built fully double glazed conservatory, with French patio doors leading in to the garden. Flexible space suitable for an additional dining area or living space.

Landing

Galleried landing with loft access, and doors leading to the first floor accommodation. Airing cupboard. Radiator.

Master Bedroom and Ensuite

Double glazed windows to the front and rear. Built in wardrobes and radiator. Door leading in to the ensuite, comprising of a corner shower cubicle, concealed flush WC and hand wash basin in the vanity unit and a chrome heated towel rail.





Bedroom Two

Double glazed window to the side. Built in wardrobe and 'jack and jill' door leading in to the family bathroom.

Bedroom Three

Double glazed window to the rear.

Bedroom Four

Double glazed window to the rear. Fitted wardrobes.

Family Bathroom

Opaque double glazed window to the side. Three piece contemporary bathroom suite with a low level flush WC inset to the vanity unit, hand wash basin with cupboard storage underneath and bath with a showerhead attachment. Radiator.

External

To the front of the property is a fully block paved drive, with access to the garage and parking for numerous cars. The entrance gate leads down to the side of the property, housing the oil tank and additional storage. The rear garden is low maintenance and mainly laid to lawn, with a paved area and mature flowered borders, with stunning views over the open countryside.

Services

Mains water and drainage, electricity and oil fired central heating.

Covenants

Please enquire with Joplings for any information.

Broadband/Mobile Phone

See Ofcom checker and Openreach website for more details.

Flood Risk

See gov.uk website for more information.

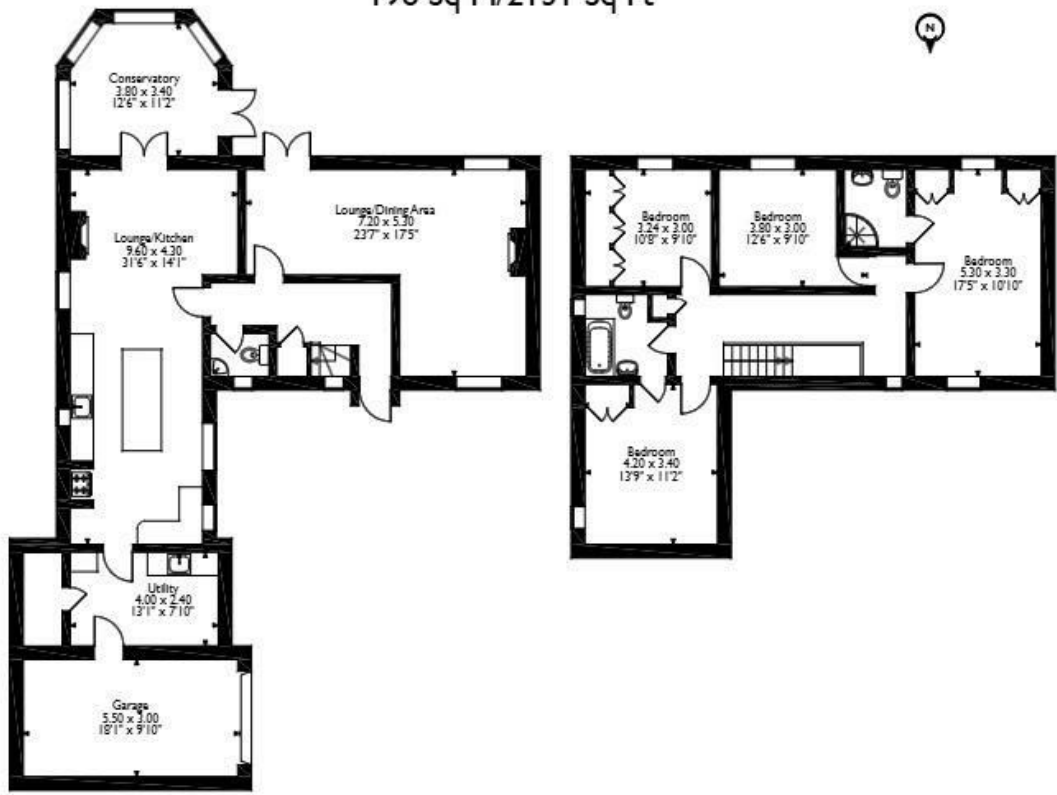






FLOOR PLANS

5 The Byre, Borrowby, Thirsk
 Approximate Gross Internal Area
 198 Sq M/2131 Sq Ft

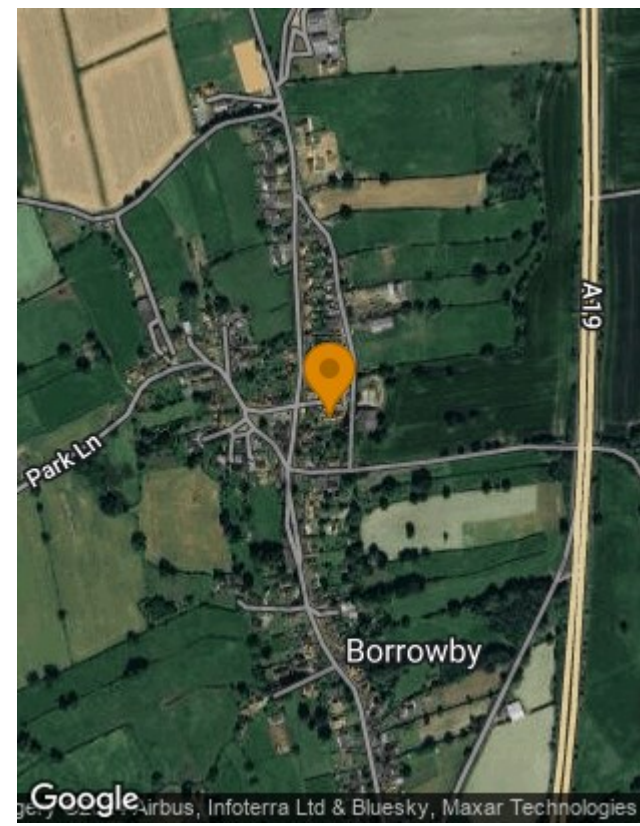


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

VIEWING

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

LOCATION MAP



ENERGY PERFORMANCE GRAPH

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	75	England & Wales
		55	EU Directive 2002/91/EC

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