



Chapter House Cemetery Road, Thirsk, YO7

£650,000



JOPLINGS
Property Consultants

Chapter House Cemetery

, THIRSK, YO7 1PR

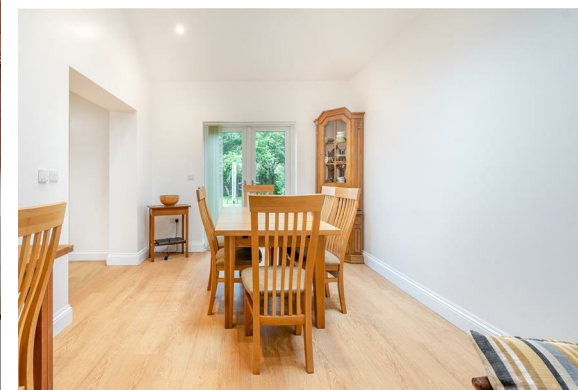
Nestled in the much sought after development of Cemetery Road, in Thirsk, this extended detached family home is a true gem. Accessed via a private drive this home provides a sense of security and exclusivity. The property's location in a conservation area adds to its appeal, ensuring that the surroundings maintain their character and charm.

Chapter House is situated close to the town centre and is ideally placed for access to local amenities and is a short drive to the A19 for commuting further afield. This very well presented property is in turn key condition with beautifully appointed fixture and fittings. The side extension has really added something different to the house and provides flexible and versatile accommodation.

With four bedrooms, three reception room and two bathrooms, there is ample living space. The block paved driveway to the front not only offer access to the garage but also provides additional parking.

The accommodation briefly comprises of; entrance hall, lounge, sitting room, dining room, kitchen, laundry, cloakroom/WC and utility, all to the ground floor. To the first floor are four bedrooms, one with en-suite and a family bathroom. Outside there is ample parking, a detached garage and a lawned rear garden.

Must be viewed to be fully appreciated. By appointment only via Joplings.





ENTRANCE HALL

1/2 glazed composite entrance door with double glazed sidelight, coving, radiator, wooden flooring, stairs to 1st floor, under stair cupboard

LOUNGE

14'1" x 10'7" (4.3 x 3.23)

Double glazed window to front, coving, radiator, wooded flooring

SITTING ROOM

17'6" x 12'10" (5.35 x 3.93)

Double glazed window and double French door to rear, coving, radiator, feature Marble fire surround with matching back and hearth and inset living flame gas fire

DINING ROOM

17'5" x 9'11" (5.33 x 3.04)

Open to full height with remote control Velux style window, double glazed window to front, double glazed French doors to rear, spotlighting, radiator, wooden flooring

KITCHEN

17'0" x 9'1" (5.19 x 2.77)

Double glazed window to front. Range of base, wall and drawer units with complementing granite work surfaces incorporating a recessed sink with mixer tap, five ring gas hob with twin oven below and extractor hood above, integrated dishwasher, integrated fridge/freezer and integrated microwave (all appliance NEFF except dishwasher) at eye level, tiled splashbacks, radiator, wooden flooring

LAUNDRY ROOM

6'5" x 5'4" (1.97 x 1.64)

Range of base units with complementing granite work surfaces incorporating a recessed sink with mixer tap, plumbed for washing machine, radiator, tiled splashbacks, wall mounted boiler, wooden flooring

CLOAKROOM/WC

Double glazed window, low level WC, wash hand basin, radiator, wooden flooring

UTILITY ROOM

9'6" x 7'6" (2.91 x 2.29)

Double glazed windows to three sides and 1/2 glazed door to rear. Granite work surface with under bench space for fridge, freezer, tumble dryer and plumbing for washing machine, radiator, wood effect tiled flooring

LANDING

Double glazed window to front, coving, radiator, doors to:

BEDROOM ONE

10'6" x 10'6" (3.21 x 3.21)

Double glazed window to front, fitted wardrobes, coving, radiator

EN-SUITE

Double glazing window to side, low level WC, pedestal wash hand basin, separate shower cubicle with mains fed shower, radiator, extractor, fully tiled walls.

BEDROOM TWO

10'5" x 9'3" (3.20 x 2.82)

Double glazed window to rear, fitted wardrobes, radiator, coving

BEDROOM THREE

10'4" x 9'1" (3.17 x 2.78)

Double glazed window to front, fitted wardrobes, coving, radiator

BEDROOM FOUR

10'7" x 10'1" (3.23 x 3.08)

Double glazed window to rear, coving, radiator

BATHROOM

Double glazed window to rear. White suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin, radiator, extractor, part tiled walls, panelled to shower area, tiled floor

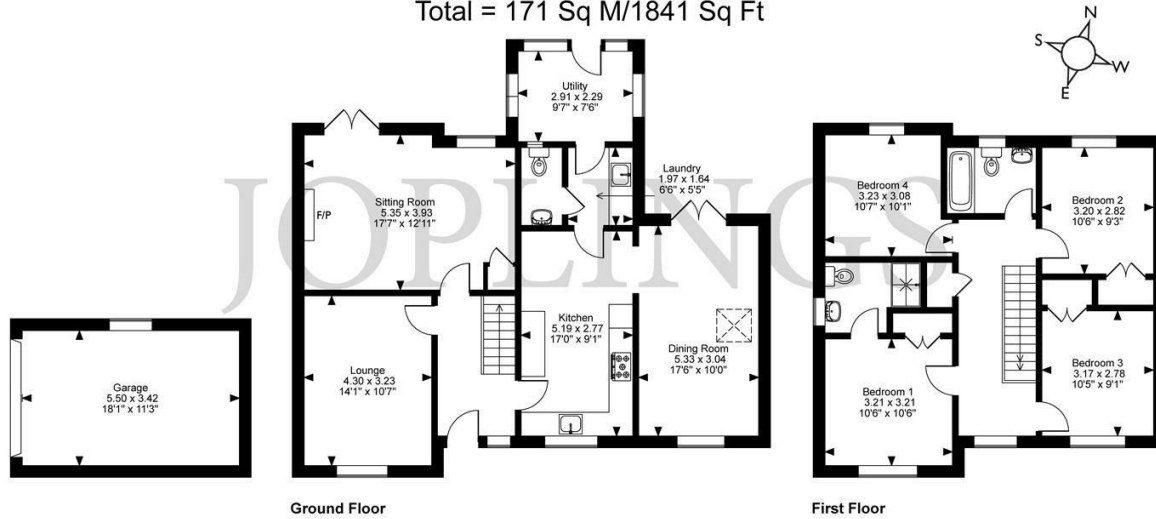
EXTERNALLY

The property is approached via a private drive off Cemetery Road, through the cast iron electric gates to a block paved driveway and hard standing area. Detached garage with electric roller shutter door, power and light and eaves storage. Cast iron gate leads to the rear. The rear garden is mostly laid to lawn with privacy fencing, paved pathway and mature shrubbery



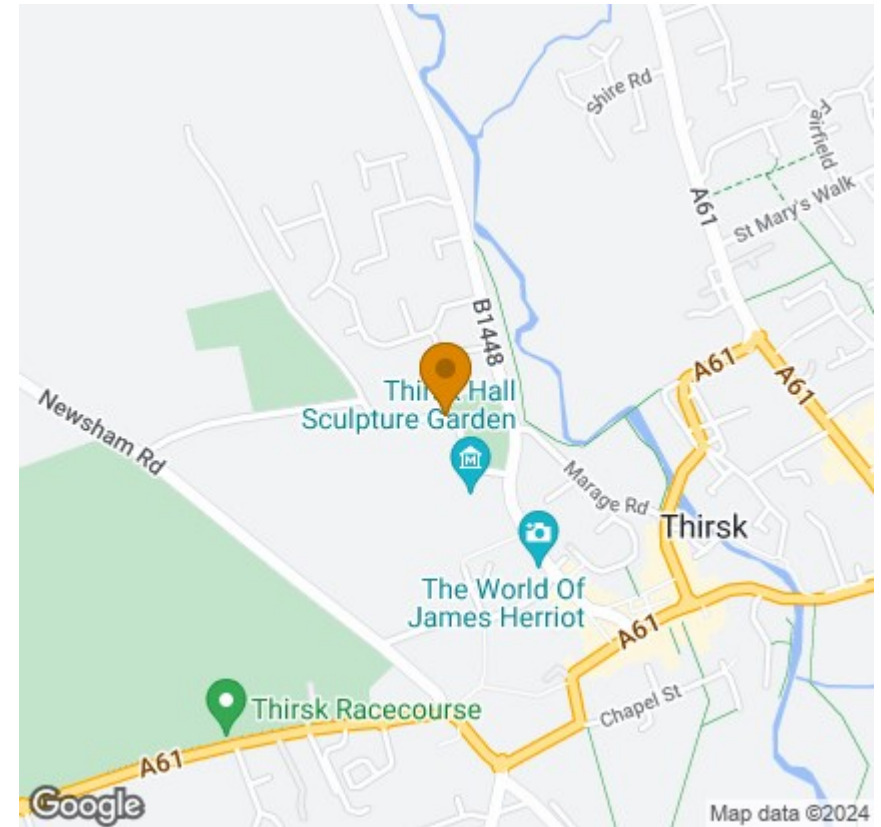
FLOOR PLAN

Chapter House, Cemetery Road, Thirsk
 Approximate Gross Internal Area
 Main House = 152 Sq M/1636 Sq Ft
 Garage = 19 Sq M/205 Sq Ft
 Total = 171 Sq M/1841 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.

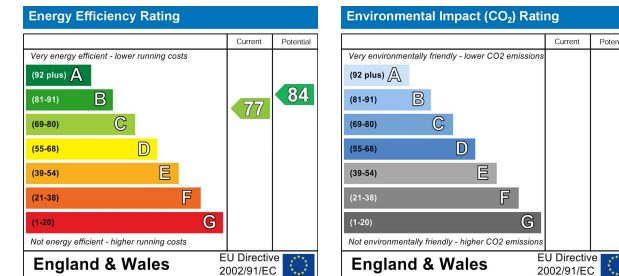
AREA MAP



VIEWING

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

ENERGY EFFICIENCY GRAPH



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