



Westholme , Thirsk YO7 4PP  
Guide Price £400,000



**JOPLINGS**  
Property Consultants



# WESTHOLME

## THIRSK, YO7 4PP

A three bedroom, detached bungalow in the village of Baldersby. The property is the perfect canvas for a discerning buyer and has huge potential to be extended and renovated to create the desirable home, subject to planning. Situated on Baldersby Garth, the property enjoys a set back and private location overlooking farmers fields to the rear. The village of Baldersby has a local farm-shop, and is centrally located between the popular Market Town of Thirsk and City of Ripon giving access to larger amenities and also offering excellent transport links to the A1m and the A59.

Internally the property comprises of a large entrance vestibule/utility room, leading in to a spacious kitchen. There is a separate dining room, lounge, large sun room looking out on to the garden, master bedroom with a shower en-suite and two double bedrooms with a family bathroom. Externally the property has a large, gated driveway with room for numerous vehicles, a well manicured wrap around private garden and stairs leading up to a rooftop terrace. Additionally is a double garage.

### Entrance Hall

UPVC front entrance door and UPVC double glazed window. Radiator.

### Side Entrance/Utility Room

UPVC entrance door. UPVC double glazed windows. Base units with space and plumbing for a washing machine and tumble dryer. Radiator.

### Kitchen

A range of base and wall units with coordinating work surfaces and an integrated stainless steel sink. Built in electric oven with overhead extractor. Island unit with storage. Fitted dresser unit and space for a large fridge freezer.

### Dining Room

UPVC double glazed window. Space for a large dining table and chairs.

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### Lounge

UPVC double glazed bay window. Brick built fireplace with a wood mantle and inset multi fuel burning stove. Radiator.

### Sun Room

Two large UPVC double glazed windows and UPVC french patio doors leading out to the garden. Radiator.

### Master Bedroom and En-suite

UPVC double glazed window. Built in wardrobes. Ensuite shower room comprising of a walk in shower cubicle, hand wash basin and WC.

### Bedroom Two

UPVC double glazed bay window. Radiator.

### Bedroom Three

UPVC double glazed window. Radiator.

### Family Bathroom

Opaque window. White bathroom suite comprising of a panelled bath, hand wash basin and WC with a bidet.





## DIRECTIONS

### External

The property has a gated driveway with space for numerous vehicles, leading down to the double garage. The property sits within a wrap around, well manicured garden with a variety of flowerbeds, mature bushes, hedges and trees. There is a roof terrace to the property accessed via stairs to the side, with far reaching views over the open countryside. There is also a coal bunker and solar panels to the roof.

### Additional Information

The property is of timber frame construction, prospective purchasers should check to see if this meets their lender criteria.

### Services

Mains Water  
Electricity  
Drainage  
Oil central heating

### Covenants

Please enquire with Joplings for any information.

### Broadband/Mobile Phone

See Ofcom checker and Openreach website for more details.

### Flood Risk

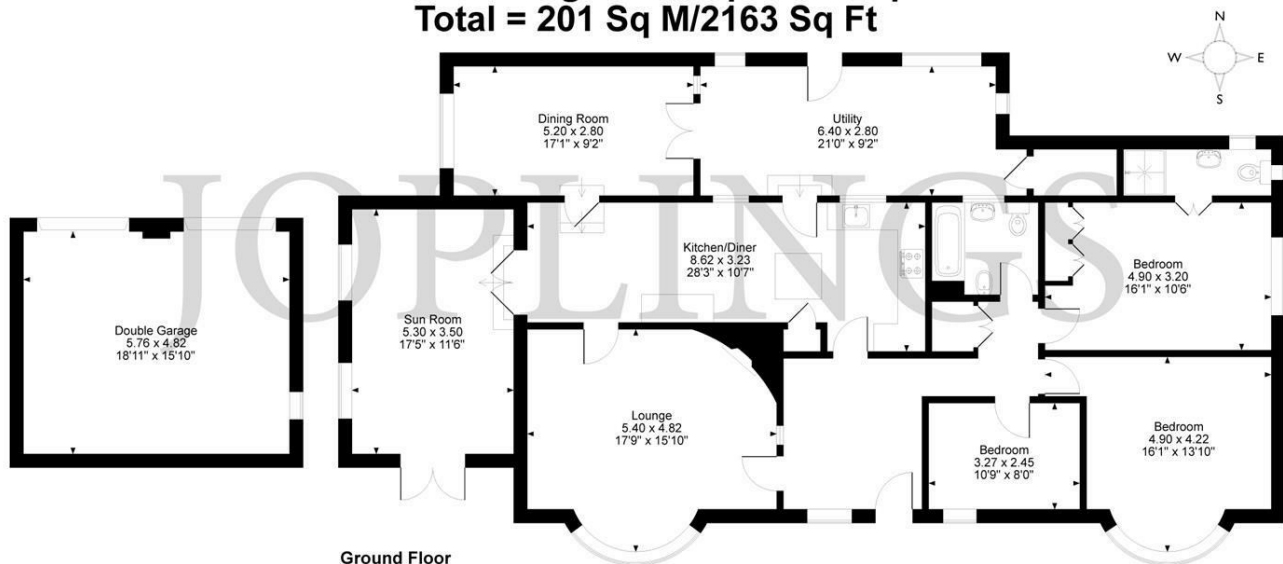
See gov.uk website for more information.





FLOOR PLANS

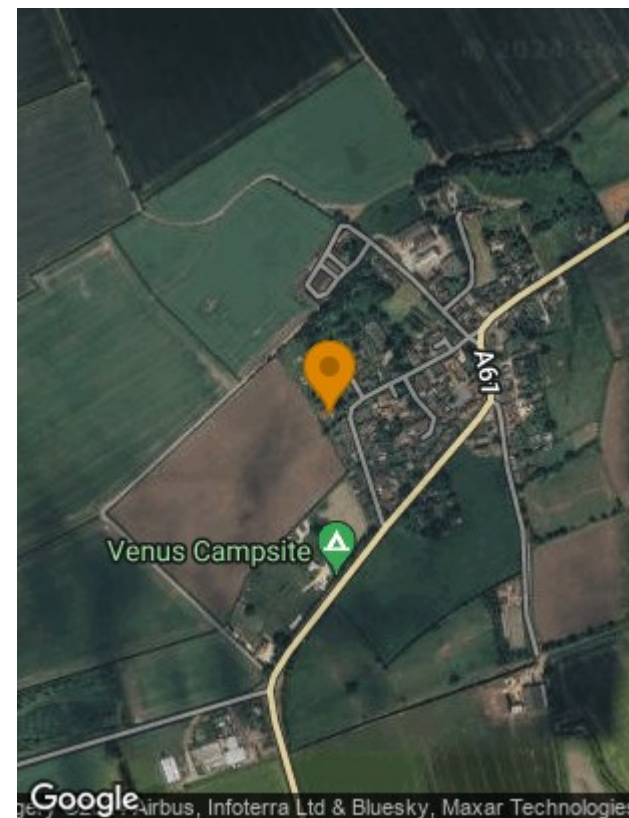
**Westholme, Baldersby, Thirsk**  
**Approximate Gross Internal Area**  
**Main House = 173 Sq M/1862 Sq Ft**  
**Double Garage = 28 Sq M/301 Sq Ft**  
**Total = 201 Sq M/2163 Sq Ft**



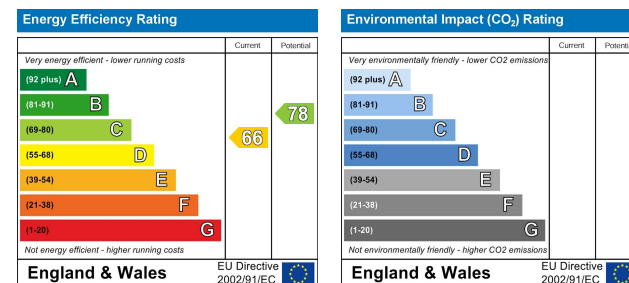
Ground Floor

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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