



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**Ash House**  
**, Thirsk, YO7**  
**4AW**  
**Price Guide**  
**£525,000**

Located in the very popular village of Borrowby is this extended four-bedroom detached family home which offers spacious living accommodation, four double bedrooms with the primary bedroom having a large ensuite, superb gardens, extended parking and garage. With no onward chain, viewings are essential.



### **The village of Borrowby**

This village is ideal for those who require to commute as there is easy access to the A19 which links with the A1 and the national motorway network. Borrowby is conveniently located to both the larger market towns of Thirsk (about 5 miles) and Northallerton (about 5 miles). Teesside is approximately 20 miles away with Harrogate being approximately 30 miles away via the A1 link road.

There is also a superb village school and active local pub which forms the heart of this well respected village.

### **Property Description**

On entry to the home, via the useful entrance porch, a door opens into the living room which has a large window to the front elevation and a decorative open fire set as the focal point. The overall size of this room will allow both a large suite or indeed have a small dining area if required, allowing the traditional dining room to become a further reception room.

Beyond the living room is the inner hall leading to the breakfast kitchen, dining room and a staircase to the first-floor accommodation.

The spacious fitted kitchen has a range of traditional base and wall units offering excellent storage and worksurface area and a small selection of white goods. With a window to the rear elevation looking over the garden, there is ample space for a table and chairs. Beyond the kitchen is the utility room and also a cloakroom.

Completing the ground floor is the dining room with views over the garden though, as previously mentioned, this may be ideal as a home office or sitting room.

On the first floor, the large landing leads to all four bedrooms and a spacious bathroom. All of the bedrooms are double rooms with large windows allowing ample light into the home whilst the master bedroom has the benefit of an ensuite shower room. The house bathroom, accessed from the landing, has a panel bath, separate step-in shower cubicle, wc, wash hand basin sink, set on a pedestal and a tiled surround.

Externally, there is a pleasant front garden that is easily maintained with a variety of established herbaceous borders and a lawn. The driveway to this property will allow parking for three vehicles and benefits from a carport. There is a single garage accessed with an up-and-over entry door. There is power available.

The exceptionally large rear garden is ideal for keen gardeners or families. Primarily laid to lawn, this may be ideal for those wishing to design a garden to their requirements.

Please note that the property has oil central heating.

Council: Hambleton

Council Tax Band: E

The property is freehold

EPC:<https://find-energy-certificate.service.gov.uk/energy-certificate/2512-1253-0741-1811-1472>

### **Disclaimer**

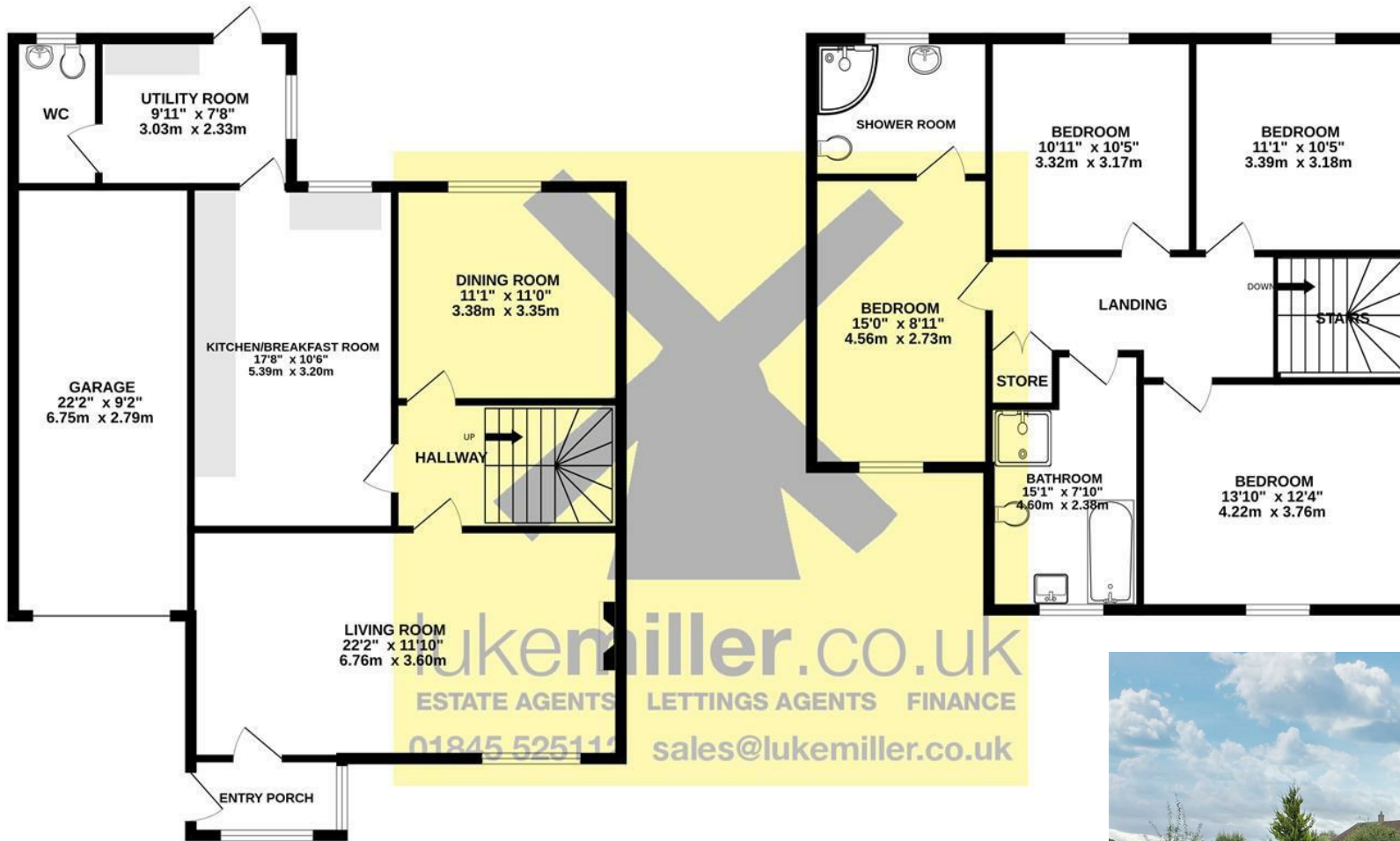
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GROUND FLOOR  
994 sq.ft. (92.4 sq.m.) approx.

1ST FLOOR  
841 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA : 1835 sq.ft. (170.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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