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"For Sales In The Dales"



Thistlebout, West Burton

- Superb Edwardian, Semi-Detached House
- In Need Of Modernisation
- 3 Spacious Double Bedrooms
- Bathroom & Downstairs WC
- Spacious Hall. Lounge
- Kitchen Diner. Dining Room
- Conservatory/Utility
- Oil Central Heating
- Garden To Rear
- Garage. Outbuildings
- No Chain

Postcode: **DL8 4JX**

Tenure: **Freehold**

Council Tax Band: **E**

Energy Efficiency Band: **F**

Local & Planning Authority:
North Yorkshire Council

Asking Price: £385,000



Thistlebout is a beautiful Edwardian period property in need of full modernisation, located in the popular village of West Burton.

West Burton is one of the most sought-after villages in Wensleydale with its beautiful, protected village green, waterfalls and superb views to the hills and Dales. It has an active community, retaining a primary school, village hall, shop and tearoom, pub, butchers and a number of small businesses. The market towns of Hawes and Leyburn are approximately 8 miles away in either direction.



The accommodation features a generously sized living space, to the ground floor you enter the property through a lovely entrance hall with original tiles and staircase, a lovely living room, separate dining room, a well-appointed kitchen, and a utility room. Upstairs, there are three spacious double bedrooms and one single bedroom, along with a family bathroom. This property benefits for oil central heating and double glazing throughout.

Outside to the front is an enclosed patio space and to the side of the property is a garage with power and light, which can be accessed via the black double doors. To the rear garden, you have two separate outbuildings, well established plants and shrubs a flagstone patio and a small pond at the bottom of the garden. The outdoor space has lots of potential but would benefit from some maintenance. There is a flying freehold over next doors garage with green doors.



While the property would benefit from full modernisation throughout, Thistlebout presents an excellent opportunity to create a wonderful family home, investment property, or holiday retreat in a sought-after location.

Ground Floor

Entrance Tiled flooring. Fuse box. Radiator. Staircase. UPVC door and window to front.

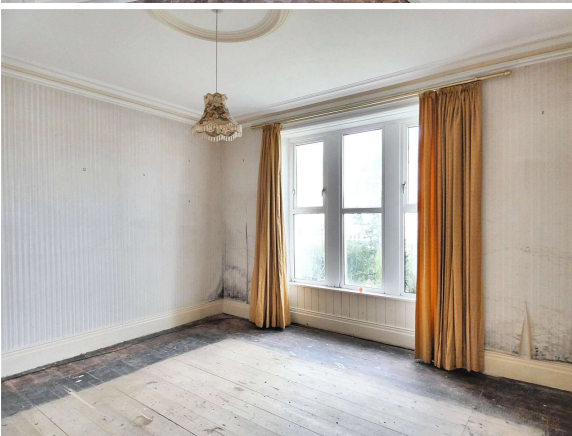
Living Room Wooden floor. Electric fire. Coved ceilings. Radiator. Large window to the front.

Dining Room Wooden floor. Radiator. Built in storage X2. Window into utility room.

Downstairs WC Tiled floor. Radiator. Cabinets. Water cylinder. Partially tiled. Extractor fan. Wash basin. WC. Frosted window to the side.

Kitchen Tiled flooring. Good range of wall and base units. Oil boiler. Stainless steel sink and drainer. Partially tiled walls. Space for cooker and hob. Extractor fan. Separate pantry with cabinets and shelving.

Utility Room Tiled floor. PVC roof sheet. UPVC door and windows to side and rear.



First floor

Landing Wooden floor. Radiator. Covered ceiling.

Bathroom Double Bedroom. Wooden floor. Radiator. Stainless steel sink and drainer. Partially tiled walls. Towel rail. Ceramic washbasin in vanity unit. Freestanding shower through separate archway. Window to rear garden.

Bedroom 2 Double bedroom. Wooden floor. Loft access. Radiator. Feature fireplace. Window to rear.

Bedroom 1 Wood floor. Radiator. Covered ceiling. Built in storage. Feature fireplace. Window to the front overlooking the village green.

Box Room Wood floor. Built in storage. Window to front.

Double bedroom. Wood floor. Radiator. Window to the front. This room is a flying freehold over next doors garage with the green painted doors.

Outside

Front Enclosed front garden with wrought iron railings and gate. Flagged patio.

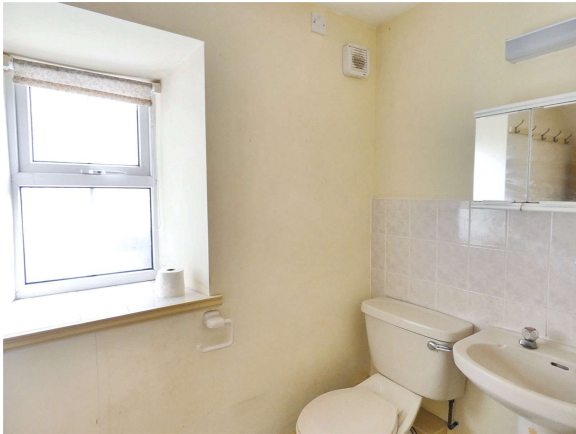
Rear Garden Good sized garden with two stone outbuildings. The garden would benefit from some maintenance but will create a lovely private garden to enjoy

Services:

Oil central heating, water and sewerage.

Broadband: Basic - 12 Mbps. Superfast - 34 Mbps.

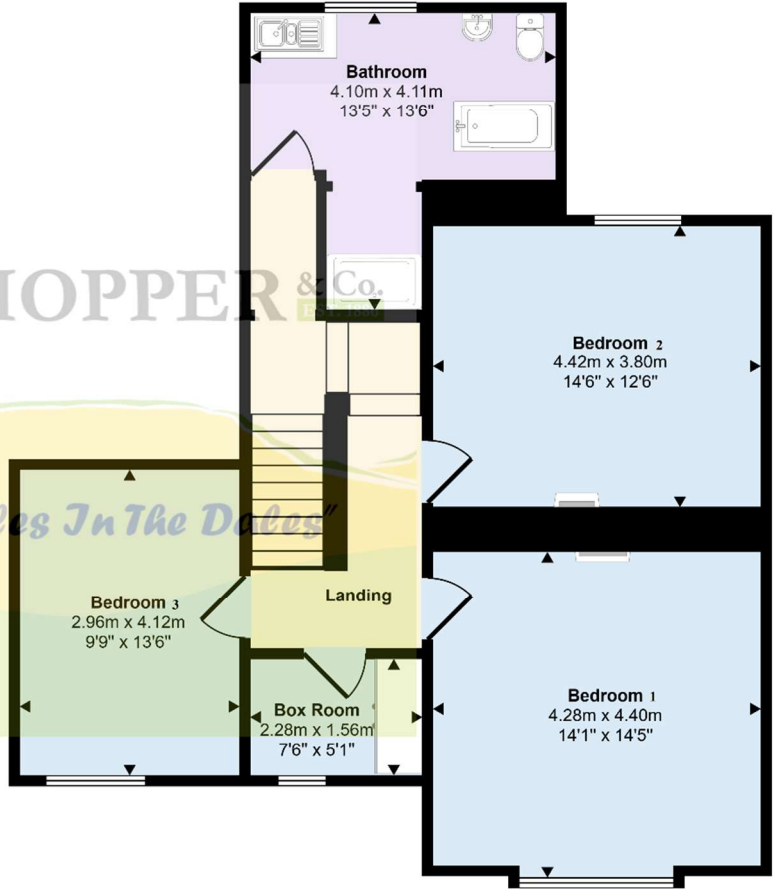
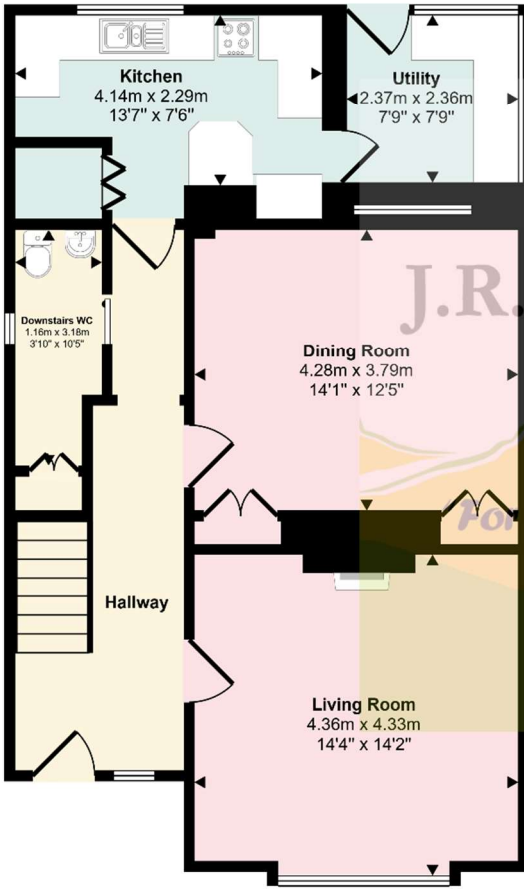
Agents Notes: There is a flying freehold, with bedroom 3 goes over next doors garage with green doors.





Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.

Approx Gross Internal Area
156 sq m / 1680 sq ft



Ground Floor
Approx 76 sq m / 814 sq ft

First Floor
Approx 81 sq m / 867 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.