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Butter Hill View

Sessay, Thirsk, YO7 3FE

Asking Price £515,000



Council Tax: F



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Sessay

Situated approximately 4 miles south-east of Thirsk, Sessay is a small linear village which offers an active community and sought after primary school. The village enjoys easy access to the A19 and local rail links, amenities can be found locally at Thirsk, Topcliffe and Easingwold including GP surgeries, restaurants and supermarkets.

The village hall hosts events most months including comedy nights, sewing clubs and numerous other functions., Throughout the winter months the bar is opened on Friday evenings and a regular coffee morning held on a Saturday morning.

Sessay offers a peaceful and rural location surrounded by beautiful North Yorkshire Countryside with easy access to road and rail travel together with a high number of nearby local amenities.

Entrance Hall

Composite door opening from the front of property and driveway. Wood effect flooring. Stairs off to first floor level. Central heating radiator.

Living Room

17'9" x 11'9" (5.41m x 3.58m)

A good sized living room with bay window to the front aspect. TV aerial and phone connection points. Central heating radiator.

Kitchen/Dining Room

17'3" x 15'10" (max) (5.26m x 4.83m (max))

Comprising of a range of Shaker style wall and floor mounted units, with Granite worksurfaces and upstands. White Villeroy & Bosch ceramic sink with mixer tap. Integrated appliances include; Neff double

electric oven, Neff induction hob with glass splash back and extractor over, fridge and freezer, microwave and dishwasher.

Two double glazed windows overlooking the rear garden, with far-reaching views over open farmland toward The White Horse. French doors open from the dining area to the patio and enclosed rear garden. Ceramic tiled flooring. Two central heating radiators.

Snug

11'10" x 9'7" (3.61m x 2.92m)

French doors opening to the patio and rear garden. Central heating radiator.

Utility

10'6" x 6'1" (3.20m x 1.85m)

Useful space with space and plumbing for washing machine and tumble dryer, worksurface and single bowl sink and drainer. Wall mounted LPG fired central heating boiler. Ceramic tiled floor, doors to side of property and integral garage, Central heating radiator.

First Floor

Landing

Double glazed window to front elevation, central heating radiator and loft access.

Bedroom One

17'4 x 14'5 (5.28m x 4.39m)

Spacious principal bedroom with two double glazed windows to the rear enjoying the undisturbed outlook. Two central heating radiators.

En-suite

White suite comprising; wash hand basin on vanity, low flush WC and shower in cubicle. Ceramic tiling, chrome heated towel rail and extractor.

Bedroom Two

12'0" x 11'4" (3.66m x 3.45m)

Spacious bedroom with two double glazed windows to the front elevation. Central heating radiator.

En-suite

White suite comprising; wash hand basin, low flush WC and shower in cubicle. Ceramic tiling, chrome heated towel rail and extractor.

Bedroom Three

11'8" x 10'6" (3.56m x 3.20m)

With double glazed window to the front elevation and central heating radiator.

Bedroom Four

12'0" x 8'9" (3.66 x 2.67)

With double glazed window to the rear elevation and central heating radiator.

Bathroom

White suite comprising; wash hand basin on vanity,

low flush WC, panelled bath and shower in cubicle. Ceramic tiling, chrome heated towel rail and extractor.

Integral Garage

17'9" x 9'10" (5.41m x 3.00m)

With light, power and roller door opening to double gravelled driveway.

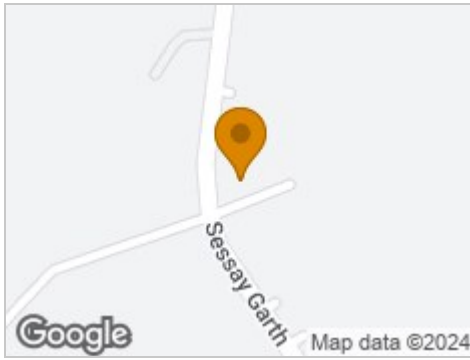
Outside

The property is accessed from the village street via the private driveway into this exclusive development. The Garden area to the front of the property includes the hedged borders to the boundary of the estate and attractive lawned garden to the front of the house.

To the rear there is a large, fully fenced garden which is mainly laid to lawn with carefully selected plants and shrubs. Gated pathways to both sides of the house lead from the driveway to the rear garden and patio.



Road Map



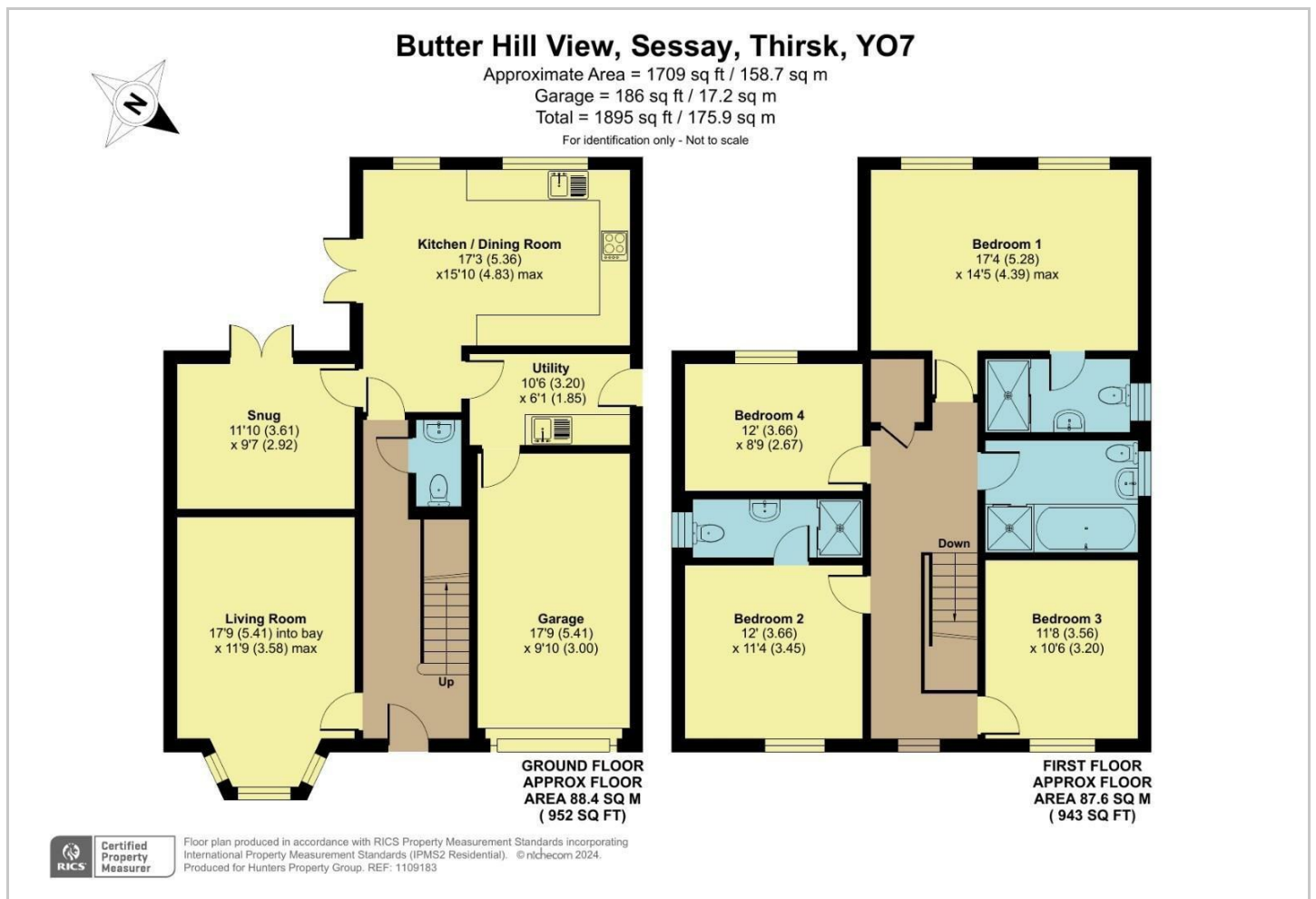
Hybrid Map



Terrain Map



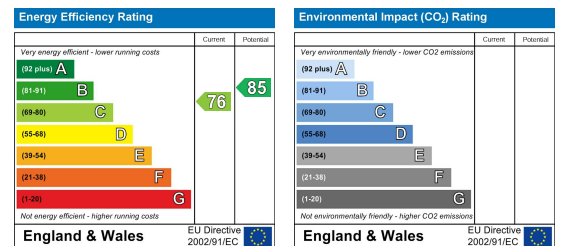
Floor Plan



Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.