

HUNTERS[®]

HERE TO GET *you* THERE



Back Lane

Dishforth, Thirsk, YO7 3LH

Asking Price £285,000



Council Tax: C



Spindrift Back Lane

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ENTRANCE HALL

A light and spacious hallway is accessed through a double glazed door, with adjacent window. Airing cupboard, which houses the hot water cylinder and provides useful storage. Loft hatch, with pull down ladder, giving access to the part boarded roof space.

LOUNGE

15'10" x 9'11" (4.83m x 3.02m)

Bay window to the front elevation, gas fire with mantel over and central heating radiator, TV aerial point and door leading to the kitchen.

KITCHEN

11'10" x 9'8" (3.61 x 2.95)

Fitted with a range of solid wood wall and floor cupboards with matching work surfaces and tiled splash back. Integrated double oven and NEFF ceramic hob with extractor over. One and a half stainless steel sink with mixer tap over. Space for fridge freezer and dishwasher and further space for dining table. Double glazed door giving access to the rear garden and to the garage.

BEDROOM ONE

14'10" x 10'0" (4.52m x 3.05m)

Double bedroom with a range of fitted furniture. Window to front elevation

BEDROOM TWO

9'9" x 7'10" (2.97m x 2.39m)

With fitted wardrobes, central heating radiator and window to the rear elevation.

BEDROOM THREE

8'0" x 6'4" (2.44m x 1.93m)

Single bedroom with central heating radiator and window to the rear elevation.

BATHROOM

Fully tiled bathroom with modern white suite comprising panelled bath with shower over, wash hand basin with vanity unit and low flush WC. Obscured window to rear elevation and central heating towel rail.

GARAGE

A detached garage sits to the side of the garage and offers light, power and further storage in the eaves. Oil fired central boiler and plumbing for washing machine. A side door gives easy access to the kitchen and rear of the property.

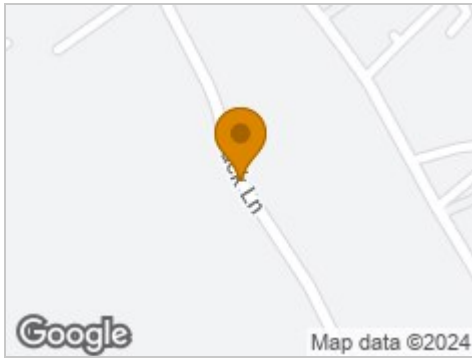
OUTSIDE SPACE

To the front of the property is a walled garden with flower and shrub borders, a raised patio seating area and a paved driveway with space to park 3 / 4 cars.

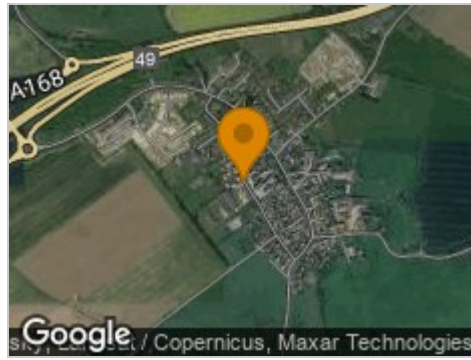
The rear garden is accessed via a gate from the front garden. The rear garden is low maintenance and mainly laid to patio, with a raised pond and decked seating area. Gas cylinders are discretely housed to service the fire in the lounge.



Road Map



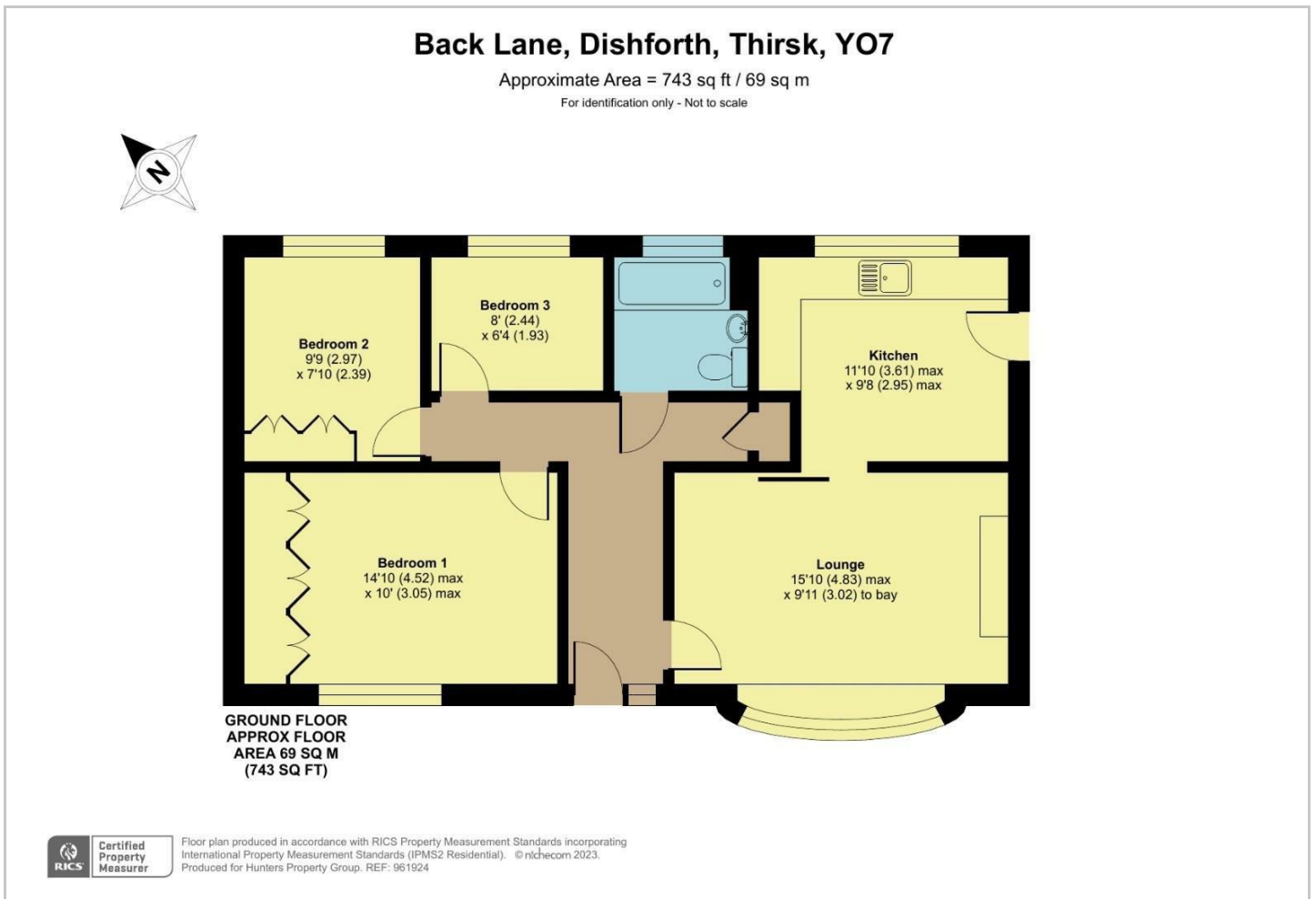
Hybrid Map



Terrain Map



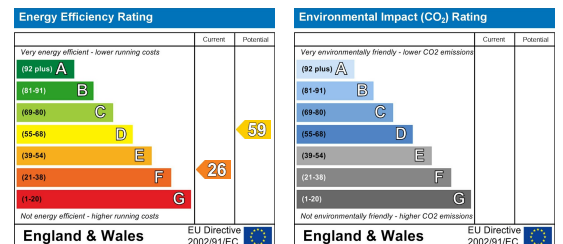
Floor Plan



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.