

HUNTERS[®]

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Park View

Sessay, Thirsk, YO7 3NN

Asking Price £250,000



Council Tax:



2 Park View

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Material Information.

Hunters are pleased to bring to the market this four bedroomed family home in the sought after village of Sessay, The property offers good sized accommodation throughout briefly comprising entrance hall, living room, dining kitchen and utility area to ground floor. To the first floor are four generously sized bedrooms and house bathroom. Externally there are gardens both to the front and rear and driveway parking for two vehicles. The property occupies a peaceful position within the village, a pleasant outlook to both front and rear. Viewing is essential to appreciate the potential and what the property has to offer.

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

Upvc door to the front elevation, stairs to the first floor and door to living room.

Living Room

18'11 x 13'2 (5.77m x 4.01m)

Bespoke wooden cabinets and shelving to alcoves,. Fireplace with inset electric fire, slate tiled hearth and stone brickwork surround. Double glazed French doors opening to the enclosed rear garden. Door to kitchen, double glazed window to front elevation, coving to ceiling and central heating radiator.

Kitchen

19' x 9'10 (5.79m x 3.00m)

Fitted with a range of base units together with complementary worktops over. Space for electric cooker. Stainless steel sink and drainer unit with mixer tap. Space and plumbing for washing machine. Door to utility area and arched opening to dining room. Window to rear elevation.

Dining Area

Fitted with further kitchen units. Shelving and cabinets are built into the alcove spaces, proving further useful storage. Double glazed window to front elevation looking over the garden and village. Central heating radiator.

Utility Room

7'10 x 5'1 (2.39m x 1.55m)

Useful space with door and window to rear elevation.

First Floor

Landing

Doors to all bedrooms and bathroom.

Bedroom One

18' x 10'6 (5.49m x 3.20m)

Two double glazed windows to front elevation and central heating radiator. Useful store cupboard.

Bedroom Two

10'8 x 9'10 (3.25m x 3.00m)

Double glazed window to front elevation, central heating radiator and useful over stair cupboard.

Bedroom Three

10'1 x 8' (3.07m x 2.44m)

With double glazed window to rear elevation and views over farmland beyond. Central heating radiator.

Bedroom Four

11'9 x 9'8 (3.58m x 2.95m)

With double glazed window to rear elevation and views over farmland beyond. Central heating radiator.

Bathroom

White suite comprising wash hand basin, corner shower with glass surround. Separate low flush WC. Obscure double glazed window to the rear elevation.

Front Garden and Driveway

Accessed via double gates, the good sized block-set driveway offers parking for two vehicles. The garden is mainly laid to lawn with mature flower borders, plants and shrubs.

Rear garden

Fully enclosed, the rear garden is designed to be low maintenance, with space with paved and block-set patio areas, together with a raised lawn and useful outbuilding. Gated access to a shared pathway providing access to the front of the property. The property enjoys an open aspect to the rear with far reaching views over open farmland.



Road Map



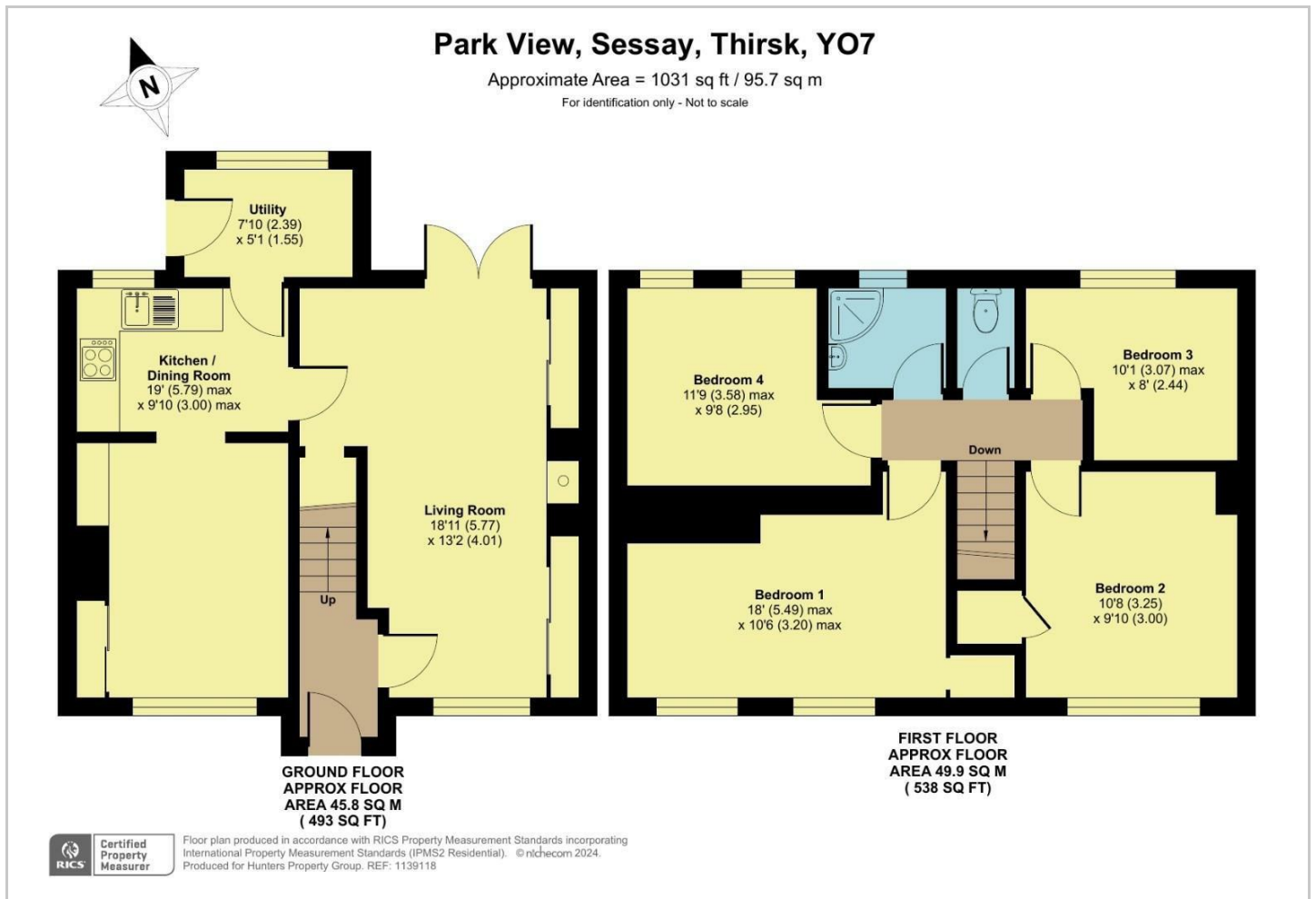
Hybrid Map



Terrain Map



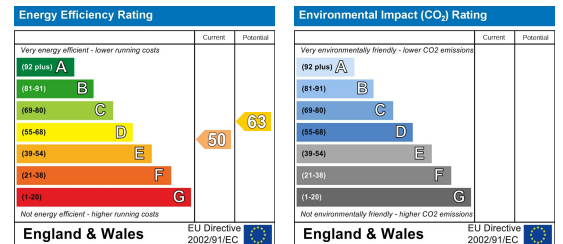
Floor Plan



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.