

HUNTERS[®]

HERE TO GET *you* THERE



Sandhutton

Thirsk, YO7 4RW

Asking Price £379,950



Council Tax:



Porch House Sandhutton

Thirsk, YO7 4RW

Asking Price £379,950



Entrance

Composite wood effect door opening into the home.

Lounge

13'5" x 14'0" (4.11 x 4.27)

With double glazed window to the front elevation. Multi-fuel stove with stone hearth and mantle. Tiled floor, traditional cottage door gives access to the stairs, beam to ceiling.

Kitchen

16'6" x 9'3" (5.05 x 2.84)

The dining kitchen is fitted with a good range of country style cream units with wooden worktops over. Range cooker with extractor hood over, Belfast sink with swan neck tap over, space and plumbing for dishwasher. With windows to both the front and rear elevations and Yorkshire fossil stone tiled floor.

Utility Room/WC

10'5" x 7'6" (3.20 x 2.29)

With a range of floor units and shelving, space and plumbing for a washing machine, space for a tumble drier, tiled floor and traditional cottage door giving access to the downstairs WC, Window to the rear elevation.

Summer Room

9'6" x 7'6" (2.9 x 2.29)

Accessed from the utility room, tiled floor and French doors with sidelights overlooking the rear garden. Two roof lights and internal window to the kitchen.

First Floor Landing

Accessed via a traditional cottage door. Useful storage cupboard and window to the rear elevation.

Bedroom One

10'5" x 10'0" (3.20 x 3.07)

Window to the front aspect overlooking village green, central heating radiator and beamed ceiling.

Bedroom Two

13'8" 8'3" (4.17 2.54)

Window to the front elevation, central heating radiator, useful cupboard and beams to ceiling.

Bedroom Three

10'5" x 8'9" (3.18 x 2.69)

Window to the front elevation, central heating radiator and beamed ceiling.

Bathroom

Fitted with a three piece suite in white comprising panelled bath with shower over, low flush WC and traditional handbasin. Window to the rear elevation.

Outbuildings

A particular feature of this property is a substantial brick built outbuilding offering great potential for a variety of uses, subject to any necessary consents. To the rear of the outbuilding is a small store which would be useful for the storage of gardening equipment or logs, for instance.

Store One

13'5" x 10'5" (4.09 x 3.20)

The middle store has an access door to the side elevation. Light and power.

Store Two

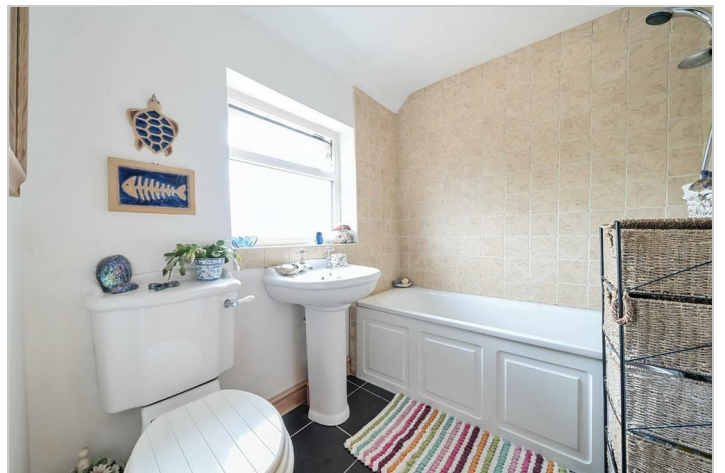
12'9" x 10'5" (3.89 x 3.19)

Accessed via a door which leads to the rear garden. Light and power.

Gardens

Tel: 01845 440044

A courtyard to the rear of the property gives way to an enclosed garden mainly laid to lawn, with a patio area including pergola over.



Road Map



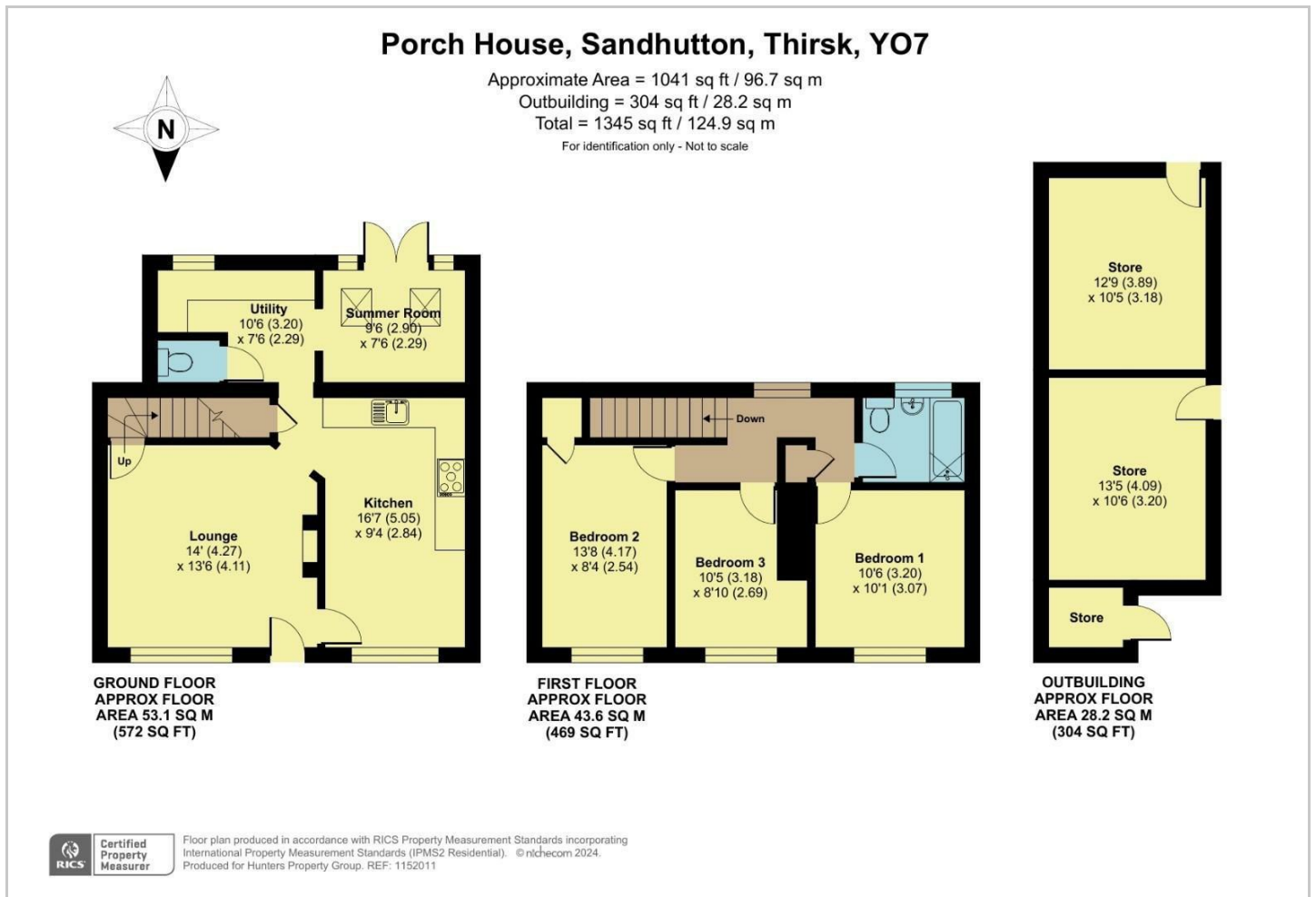
Hybrid Map



Terrain Map



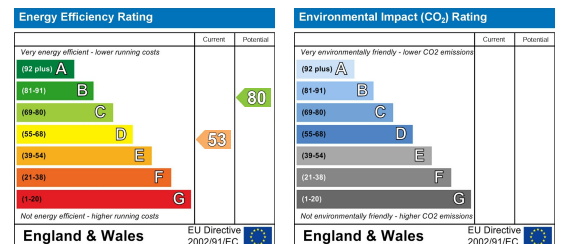
Floor Plan



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.