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Baynes Drive

Dishforth, Thirsk, YO7 3GA

Asking Price £595,000



Council Tax: F



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Dishforth is a lovely village with great access to road and rail links with the A1 close by connecting to the M1 and M62. Thirsk railway station, a 15 minute drive, offers direct trains to London (2 hrs 20min) and Trans Pennine via York, Leeds and Manchester. Regular bus services serve Ripon and Northallerton and the village is served by two public houses, a good bowling club and strong sense of community. The Crab & Lobster, Asenby and The Angel, Topcliffe offer nearby quality dining. Dishforth has a well respected junior school with close links to high schools in Ripon, Boroughbridge and Thirsk.

Reception Hall

Composite door with side lights, stairs to first floor with cupboard under and radiator.

Living Room

15'5" x 16'1" (into bay) (4.70m x 4.90m (into bay))
Double glazed window to front aspect, overlooking the green. Two radiators, TV aerial point and Venetian blind.

Dining Kitchen

22'4" x 14'11" (6.83 x 4.57)
Well planned spacious room with French doors opening to the enclosed rear garden. Fitted with a range of wall and floor mounted units, central island with matching works tops and splashback. Including Neff appliances of a five burner induction hob, oven, combination microwave oven, dishwasher, one and a half stainless steel sink, fridge/freezer and wine cooler. Two radiators, a TV aerial point and Porcelanosa floor tiling, curtains and dimmer switch to dining area.

Utility

Composite side door, opening towards drive. Fitted with a range of wall and floor mounted units with matching worktops. Siemens washing machine, a wall mounted central heating boiler, radiator and matching Porcelanosa floor tiles.

Cloakroom

White suite: wash hand basin, low flush integrated WC, radiator, Porcelanosa wall and floor tiles.

First Floor

Landing

Double glazed window with Venetian blind to side elevation, stairs to second floor level, storage cupboard.

Principal Bedroom

22'8" x 14'11" (6.91 x 4.55)
A spacious and well planned suite with dressing area, fitted with a full range of built in wardrobes. Three double glazed windows each with Venetian blinds to rear, two radiators and TV aerial point.

En-suite

Fitted with fully tiled walk-in overhead and hand shower including illuminated niche, wash hand basin with under drawer, low flush integrated WC and towel rail. Illuminated mirror and mirrored storage cupboard with shaving point. Porcelanosa floor and wall tiles.

Bedroom Two/Office

22'8" x 11'10" (6.91 x 3.63)
Good sized bedroom with dressing area, two windows to front aspect (one with curtains and one

with Venetian blind), two radiators and carpet. (Currently being used as a study).

Bathroom

Fitted with bath, overhead shower, hand shower and screen, wash hand basin with under drawer, low flush integrated WC, towel rail and illuminated mirror. Porcelanosa floor and wall tiles.

Second Floor

Landing

Double glazed window with Venetian blind to side elevation. Airing cupboard housing pressurised hot water cylinder with hanging rail. Ceiling hatch providing access to fully insulated loft with light.

Bedroom Three

22'4" x 14'0" (6.83 x 4.27)

A spacious suite with dressing area, two double glazed dormer windows with Roman blinds to front aspect, two radiators and TV aerial point.

En-suite

Fitted with walk-in overhead and hand shower including illuminated niche, wash hand basin with under drawer, low flush integrated WC and towel

rail. Illuminated mirror, Porcelanosa floor and wall tiles.

Bedroom Four

12'0" x 11'1" (into bay) (3.66 x 3.38 (into bay))

Good sized room with dormer double glazed window to the rear, with Venetian blind and radiator.

Bedroom Five

13'3" x 10'11" (4.04 x 3.33)

Large room with dormer double glazed window to the rear, with Venetian blind and radiator.

Driveway and Garage

The property offers a large double driveway able to accommodate six vehicles. Spacious double garage with two up-and-over doors to the front. EV charging point, light and power. Gated access to rear garden.

Garden

Gardens fully stocked with trees, shrubs and plants, lawns and paving. The rear garden patio is laid with Indian stone with outside lights to house and garage and has an underground mains cable for external lighting. There is also a large shed.



Road Map



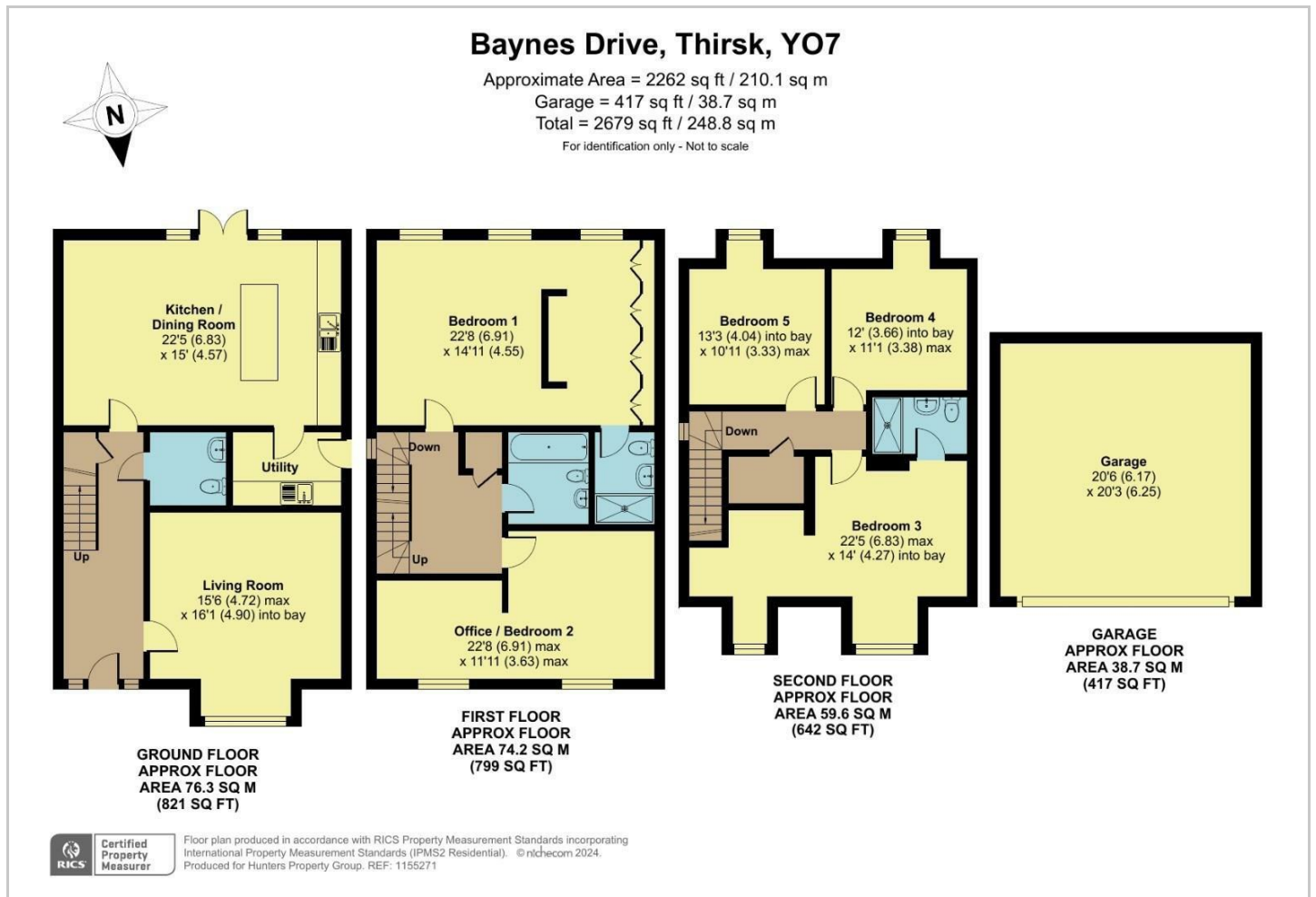
Hybrid Map



Terrain Map



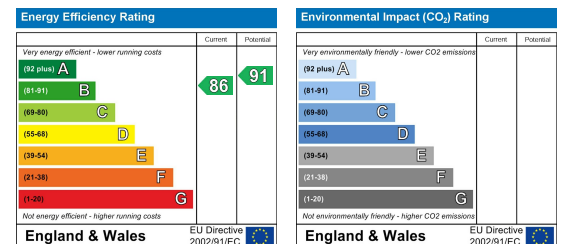
Floor Plan



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.