

HUNTERS[®]

HERE TO GET *you* THERE



Croft Heads

Sowerby, Thirsk, YO7 1NY

Asking Price £450,000



Council Tax: D



13d Croft Heads

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Hunters are proud to bring to market this substantial four bedroom home in the peaceful and sought after location of Croft Heads. A real feature of the property is the large and well established gardens, with well stocked beds and borders to both front and rear. Internally the property offers open plan living and dining rooms, conservatory and fitted kitchen. To the first floor are four bedrooms and a house bathroom. Viewing is essential to fully appreciate the size and position the property offers.

Entrance Hall

Stairs to first floor with useful storage cupboard under.

Living Room

21'0" x 10'8" (6.40m x 3.25m)

Two good sized windows overlooking the front aspect with classic stone fireplace with inset gas stove effect fire. Coving to ceiling, French doors lead onto the rear garden, open archway to:

Dining Room

13'10" x 9'8" (4.22 x 2.95)

Window overlooking the rear garden, door to kitchen and open to the Living room.

Kitchen

16'7" x 9'7" (5.05m x 2.92m)

Fitted with a full range of cottage style wall and floor units in white with complementary worktops over. Range style cooker with tiled splash back and extractor hood over. Beams to ceiling, space and plumbing for a washing machine. Half glazed door to the side elevation.

Conservatory

19'2" x 9'4" (5.84m x 2.84m)

Fully glazed to three sides, French doors lead to the rear garden.

Downstairs WC

With two piece suite in white comprising low flush WC and pedestal handbasin. Obscure window to the front elevation. Fully tiled to floor and walls.

First floor landing

With useful cupboard space, window to the front elevation

Bedroom One

14' x 11'9" (4.27m x 3.58m)

A good sized double bedroom fitted with a range of mirror fronted wardrobes. Two windows to the rear elevation.

Bedroom Two

14'1" x 9'7" (4.29m x 2.92m)

With two windows to the front aspect.

Bedroom Three

11'8" x 9'7" (3.56m x 2.92m)

With two windows over looking the rear garden

Bedroom Four

9'8" x 9'6" (2.95 x 2.90)

Two windows to the front aspect.

House Bathroom

Fully tiled throughout and with a decorative frieze dado, the three piece suite in white comprises bath with shower over, pedestal handbasin and low flush WC. Obscure glazed window to the rear aspect.

Tel: 01845 440044

Garage

17'4" x 9'10" (5.28m x 3.00m)

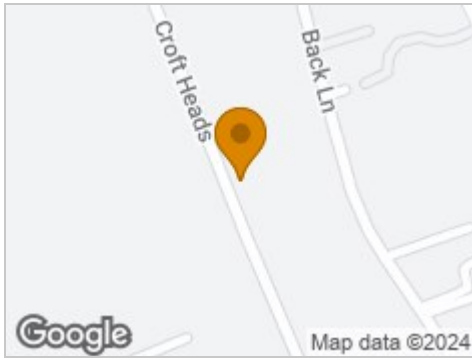
Partially integrated garage with light and power within, and up and over roller door.

Gardens

The property boasts beautiful gardens to both front and rear with an assortment of mature plants and shrubs throughout. Carefully planted over the years to ensure a display of color and variety throughout the seasons. With patio areas, feature steps, pond and walkways. A true delight to spend time in.



Road Map



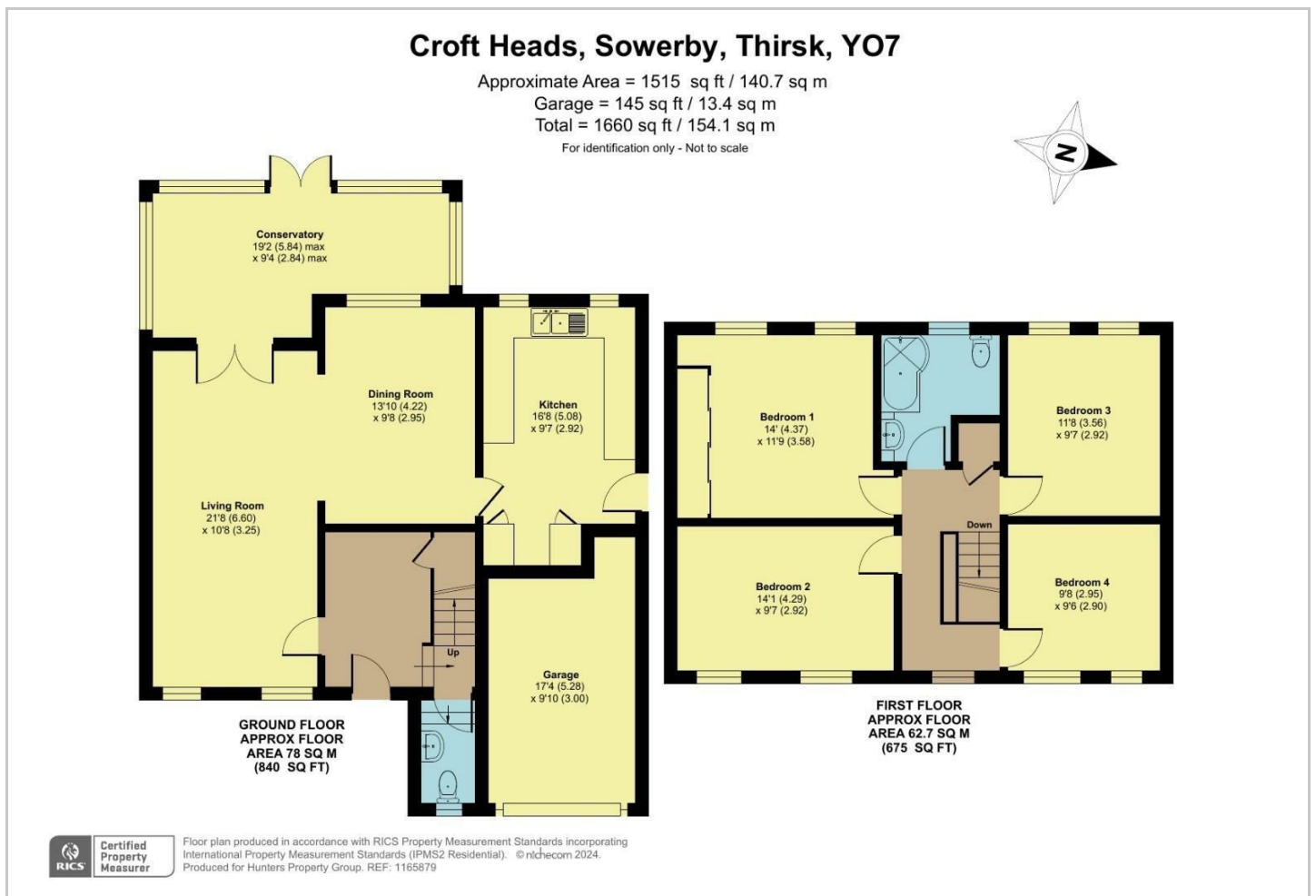
Hybrid Map



Terrain Map



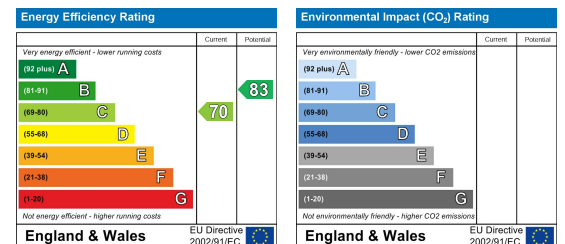
Floor Plan



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.