

HUNTERS[®]

HERE TO GET *you* THERE



Crosshill

Sutton, Thirsk, YO7 2PT

Asking Price £550,000



Council Tax: E



Farley Crosshill

Sutton, Thirsk, YO7 2PT

Asking Price £550,000



Measuring over 1750 square feet, and surrounded by extensive and well tended gardens, this is an infrequent opportunity to purchase a super dormer bungalow.

Situated in a peaceful location away from the main road, this substantial detached dormer bungalow is surrounded on all sides by extensive and well maintained gardens and enjoys open views towards Sutton Bank. Three/four bedrooms, three/four reception rooms and conservatory. Viewing is essential to appreciate the location and appeal of this lovely property.

Entrance Hall

Giving access to all principal ground floor rooms and with stairs to the first floor. Window to the front elevation.

Living Room

18'0" x 11'3" (5.49 x 3.43)

Dual aspect room with large bow window to the side elevation and an individually designed stone fireplace. Coving to ceiling

Family Room/Bedroom

15'10" x 11'3" (4.85 x 3.45)

Dual aspect with bay window to the front elevation and second window overlooking the side garden.

Dining Room

10'9" x 10'4" (3.28 x 3.15)

Window overlooking the rear gardens.

Bedroom Three/Study

12'11" x 10'2" (3.94 x 3.12)

With bay window to the front aspect, this room is suitable for a variety of uses.

Shower Room

Fully tiled and with a three piece suite in white comprising walk in shower with glass screen, low flush WC, and contemporary handbasin set within a vanity unit. Obscure glazed window to the side elevation.

Kitchen

11'8" x 9'1" (3.58 x 2.77)

The kitchen is fitted in a good range of traditional wall and floor units in a warm cream finish with wood effect trim. and complementary worktop over. Cooker with extractor hood over, space and plumbing for a washing machine. A one and a half bowl sink and drainer looks over the conservatory through half height internal windows. Door to:

Conservatory

10'11" x 8'9" (3.35 x 2.69)

Fully glazed to two sides and with a door to the garden, Tiled floor and downlights.

Downstairs WC

Accessed off the hallway and fitted with a low flush WC and handbasin,

First Floor landing

With access to bedrooms One and Two and useful storage area. Stairs to

Bedroom One

15'10" x 9'10" (4.83 x 3)

With Velux roof light

Bedroom Two

15'3" x 9'1" (4.67 x 2.77)

With useful eaves storage. Two window to the side elevation.

Tel: 01845 440044

Attic Storage

18'6" (max) x 15'1" (max) (5.66 (max) x 4.62 (max))

Boarded floor.

Gardens

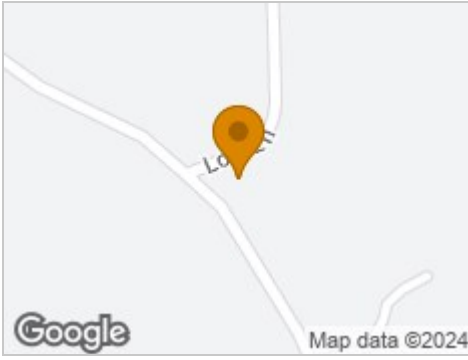
The property sits in extensive gardens, which are a particular feature. Beautifully maintained, there are areas of lawn and well stocked beds to all sides. Far reaching views over open countryside and to the famous White Horse of Kilburn.

Garage

Stone built detached garage with up and over door. Power and light within.



Road Map



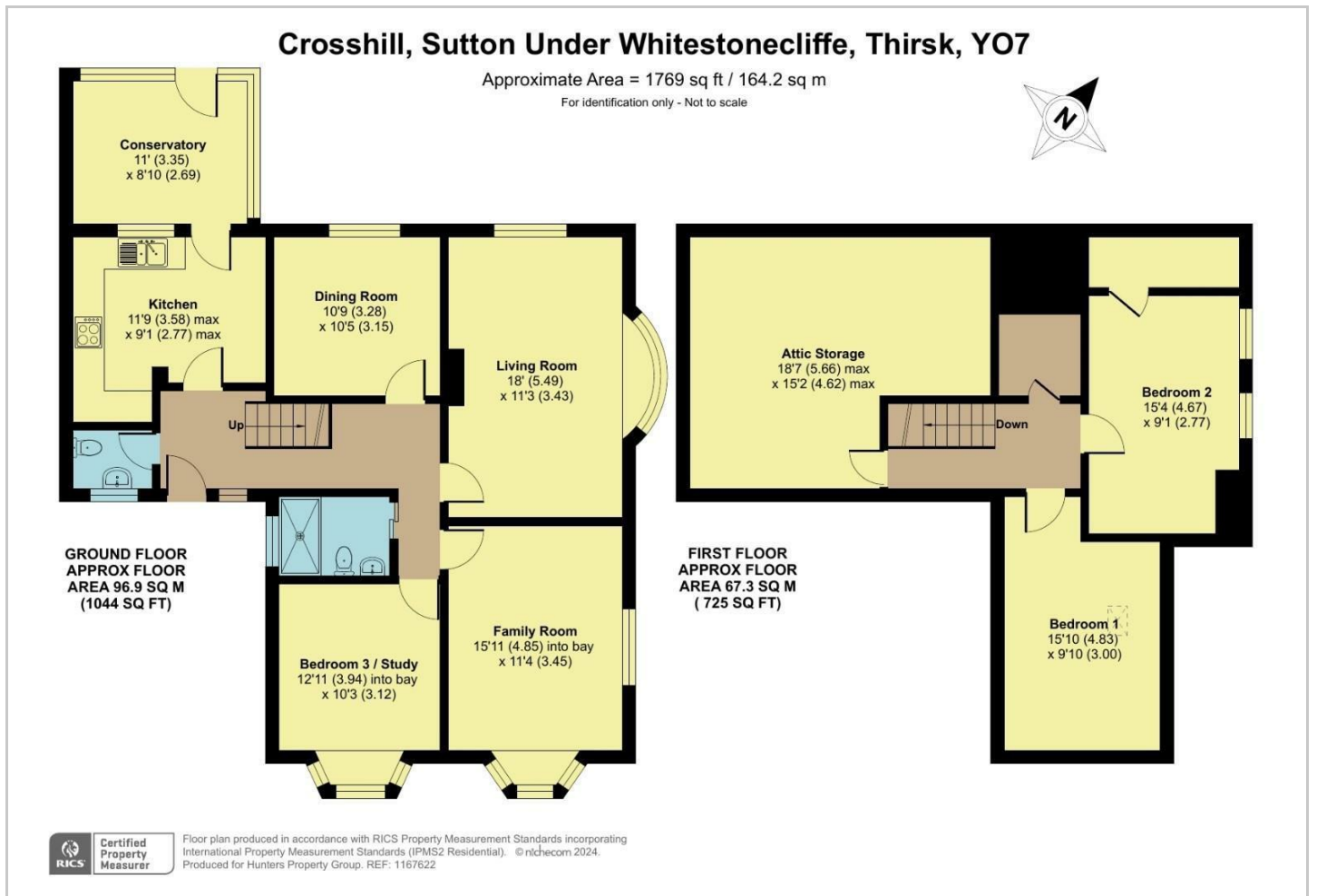
Hybrid Map



Terrain Map



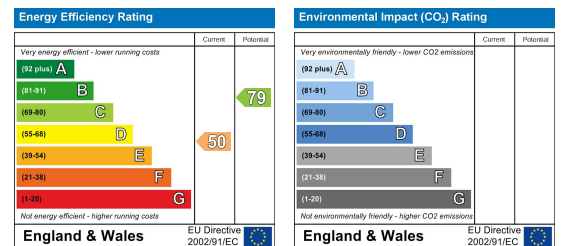
Floor Plan



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.