

# HUNTERS<sup>®</sup>

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## Butter Hill View

Sessay, Thirsk, YO7 3FE

Offers In The Region Of £289,000



Council Tax:





# 3 Butter Hill View

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## 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 Hall

Front entrance door opening into hallway. Stairs to first floor. Doors off to Cloakroom, Kitchen and Living Room

## Kitchen

11'11" x 7'8" (3.65 x 2.35)

Fitted with a range of wall and floor mounted units with matching work surfaces. Integrated within the units is a single bowl sink with mixer tap, single electric oven and four ring gas hob. Space for freestanding fridge/freezer and space and plumbing for automatic washing machine. Double glazed window to front elevation and central heating radiator.

## Sitting Room

14'9" x 14'3" (max) (4.5 x 4.35 (max))

A bright and spacious room with double glazed window and French doors opening to the rear garden. Door to large under-stairs store cupboard and central heating radiator.

## Cloakroom

Fitted with white suite comprising; wash hand basin, and low flush WC.

## First Floor

### Landing

Galleried style landing with airing cupboard and access to loft hatch.

### Bedroom One

14'3" x 8'8" (4.35 x 2.65)

Good sized double room with views to the rear towards the Hambleton Hills and White Horse. Two double glazed windows and central heating radiator.

### Bedroom Two

11'11" x 7'8" (3.65 x 2.35)

Double glazed window to front elevation and central heating radiator.

### Bedroom Three

6'10" x 6'2" (2.10 x 1.90)

Double glazed window to front elevation and central heating radiator.

## Bathroom

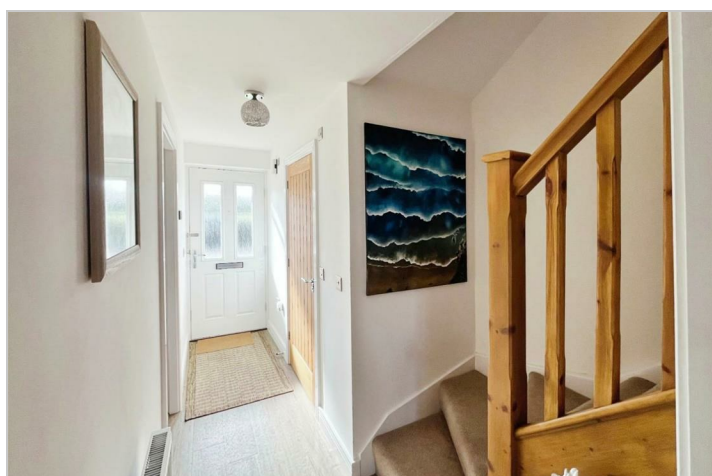
Fitted with a white suite comprising; wash hand basin, low flush WC and panelled bath with shower over.

## Externally

Tel: 01845 440044

The property is accessed from the village street via the private driveway into this exclusive development. The garden area to the front of the property includes the hedged borders to the boundary of the estate and attractive lawned garden to the front of the house.

To the rear there is a large fully fenced garden which is mainly laid to lawn with carefully selected plants and shrubs. Gated pathways to both sides of the house lead from the driveway to the rear garden and patio.



## Road Map



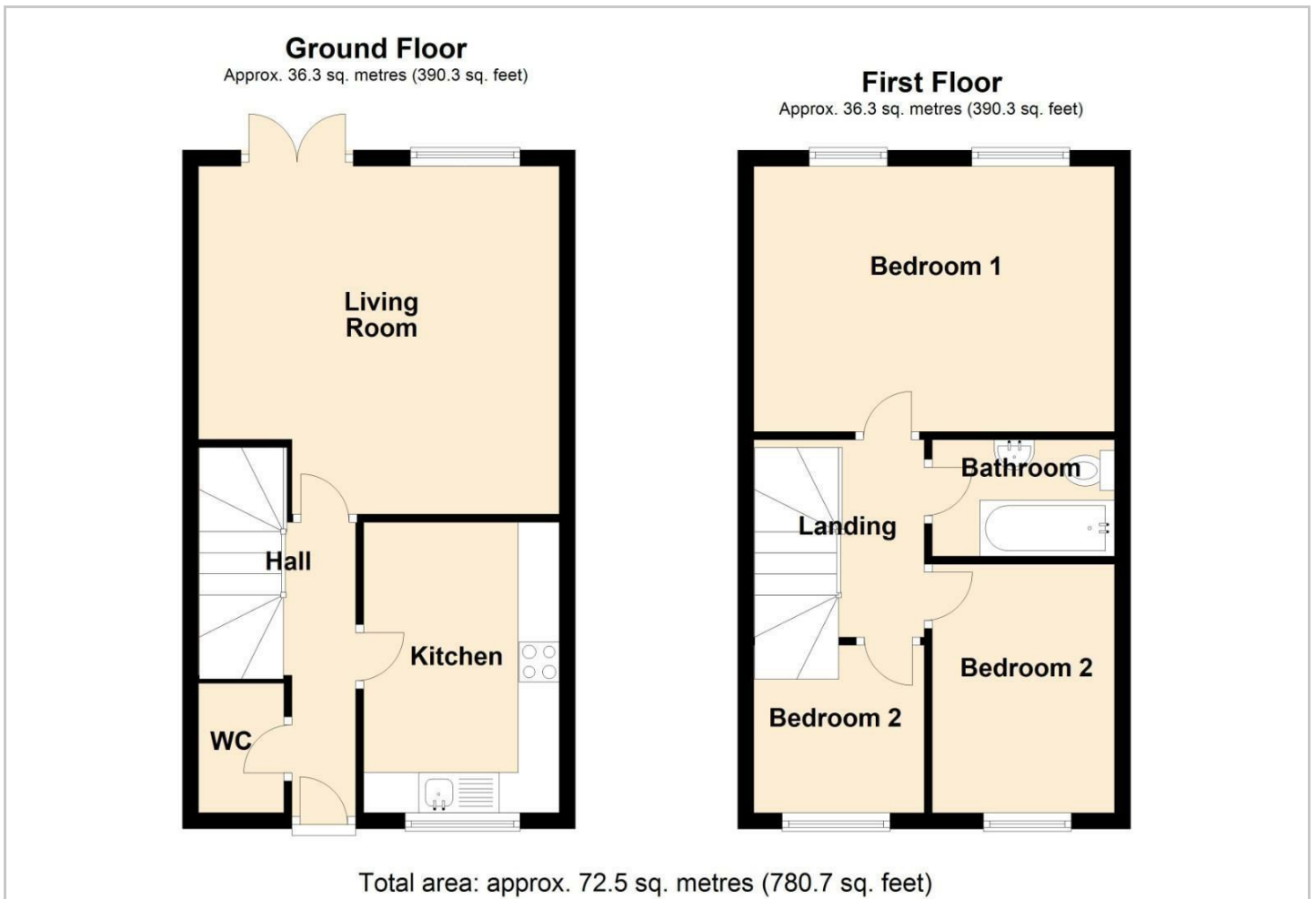
## Hybrid Map



## Terrain Map



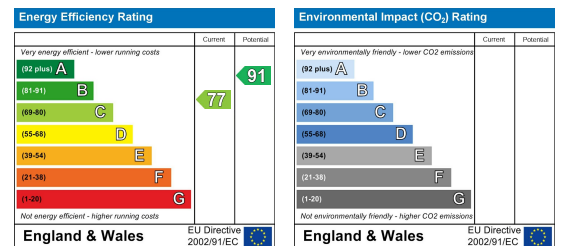
## Floor Plan



## 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.