

HUNTERS[®]

HERE TO GET *you* THERE



Mill Lane To Home Farm Track

Thirkleby, Thirsk, YO7 2AT

£385,000



Council Tax:



Petersheim Mill Lane To Home Farm Track

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Petershiem

Hunters are pleased to bring to market this three bedroom detached bungalow in the sought after village of Thirkleby. The property offers flexible living accommodation which briefly comprises living room, dining kitchen, garden room, three bedrooms and house bathroom. With a high standard of finish throughout, the property is ideal for anyone looking for a ready to move into home. Low maintenance gardens surround the property with driveway parking and a detached single garage. Viewing is essential to appreciate the private and peaceful position this property enjoys.

Thirkleby

Situated 4.5 miles South of Thirsk, Great Thirkleby is a conveniently placed village for road connections to the A19 and A1. The picturesque village offers a rural lifestyle whilst benefiting from easy access to local amenities.

Entrance

Generous hallway entrance providing access to all rooms.

Living Room

17'3" x 10'8" (5.27 x 3.26)

A bright and inviting reception room which enjoys a dual aspect to the front and side elevations. Feature wall mounted electric fire, wooden mantle over with matching alcove shelving and built-in media unit.

Dining Kitchen

18'8" x 18'4" (5.70 x 5.61)

Fitted with a range of matching high gloss fronted wall and floor mounted units, complete with complementary work-surfaces. Appliances

integrated within the units include; a single electric oven, ceramic sink and drainer unit with mixer tap, gas hob with extractor over and dishwasher. Space for freestanding fridge freezer. Open plan to the garden room, this is a flexible living space suitable for a variety of uses.

Garden Room

11'7" x 7'5" (3.55 x 2.28)

With an open aspect to the dining kitchen, the room overlooks the rear garden with sliding patio doors opening to the patio. Windows to the side elevation and central heating radiator.

Utility

8'2" x 6'2" (2.49 x 1.90)

Fitted with a range of wall and floor mounted units with matching work-surfaces. Space and plumbing for an automatic washing machine. Sink and drainer. Door to the outside space. Window to the front elevation.

Bedroom One

11'3" x 10'5" (3.43 x 3.19)

Fitted with a number of full height wardrobes, over bed storage cupboards and bedside cabinets, the bedroom has a pleasant outlook over the rear garden. Central heating radiator.

Bedroom Two

11'2" x 8'4" (3.41 x 2.55)

With double glazed window to side elevation, free standing wardrobe and central heating radiator.

Bedroom Three

8'9" x 7'2" (2.69 x 2.19)

With double glazed window to rear elevation and central heating radiator.

Tel: 01845 440044

Shower Room

Fitted with a modern white suite comprising wall mounted wash hand basin, low flush WC, large walk-in shower unit with rainfall shower with additional handheld attachment. Modern Marble effect tiling. Wall mounted heated towel rail and two double glazed windows.

Outside

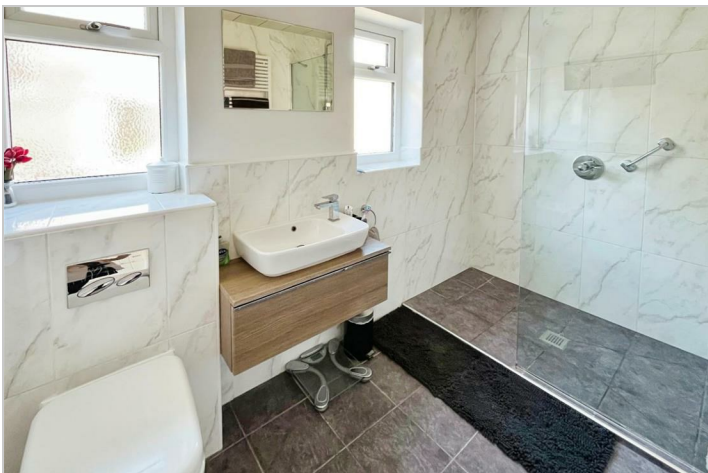
Garden

A low maintenance space which is mainly paved, mature flower beds and wooden fencing creates a pleasant enclosed space. Gated access to the rear garden from both sides of the property.

Garage and Driveway

19'3" x 10'6" (5.87 x 3.21)

Driveway parking is to the side of the property which leads to the single garage. The garage benefits from light and power. A further parking space is situated to the front of the property.



Road Map



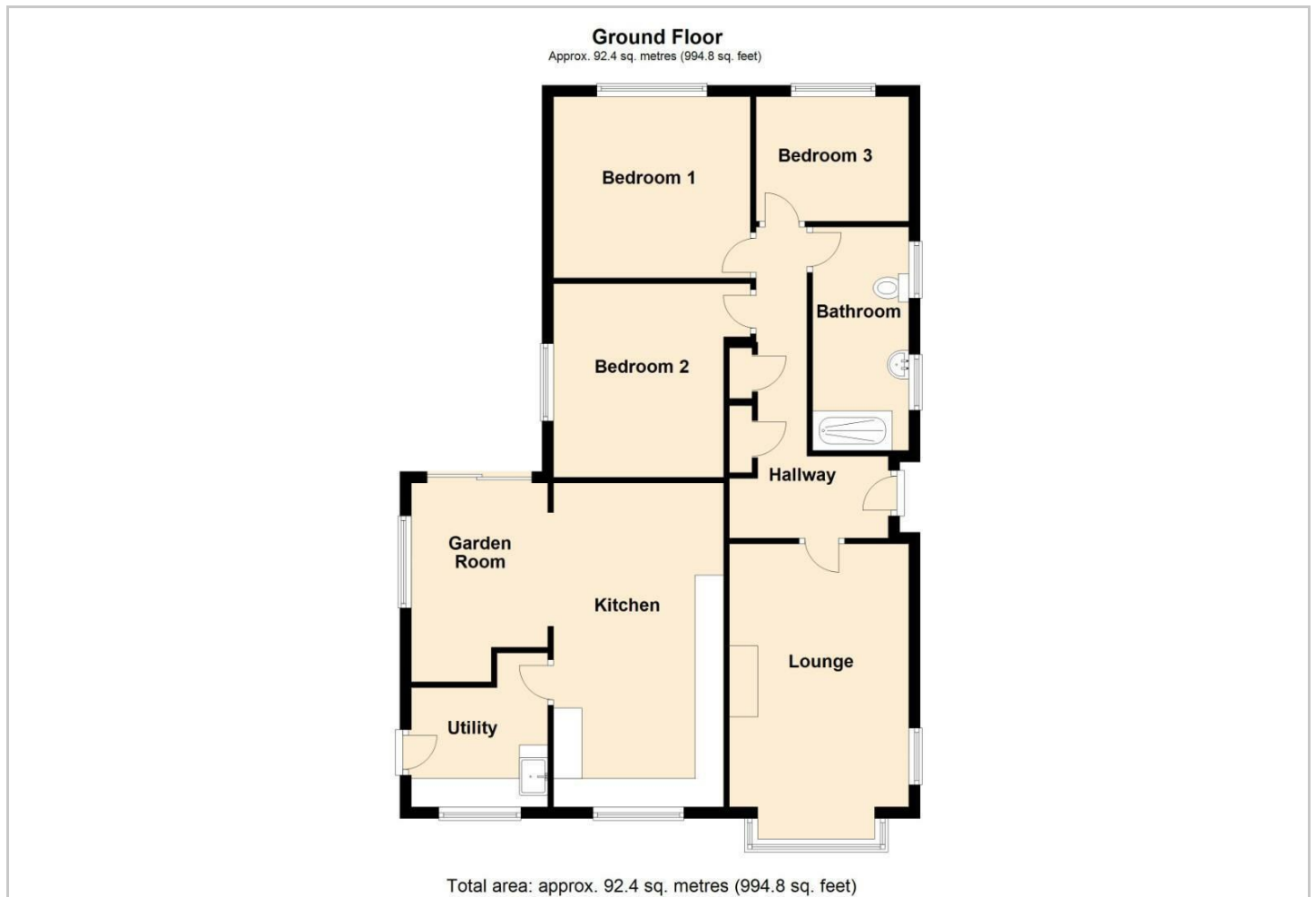
Hybrid Map



Terrain Map



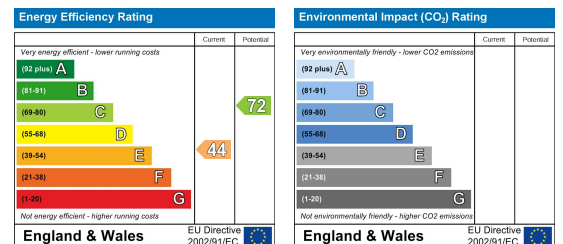
Floor Plan



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.