

# HUNTERS<sup>®</sup>

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Sessay, Thirsk, YO7 3BE

Asking Price £475,000



Council Tax: E





# Rosedale

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Asking Price £475,000



## 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.

## Hall

Good size entrance hall which offers access to all rooms. The fully boarded, full height loft with hatch, airing cupboard.

## Lounge

11'5" x 18'1" (3.49m x 5.52m)

To the front of the property the lounge has a large window enjoying views over the front garden. The gas fire provides a lovely focal point.

## Dining Room

9'8" x 12'2" (2.95m x 3.73m )

The dining room is to the rear of the property and has sliding doors to the conservatory enabling wonderful views over the garden and countryside beyond.

## Conservatory

8'9" x 15'10" ( 2.69m x 4.83m)

With views over the stunning garden the conservatory is fitted with a radiator to make it cosy during the winter months and insect screens fitted to the double doors to the garden.

## Kitchen

8'7" x 11'1" (2.64m x 3.4m )

With a range of base and wall units the kitchen has a large window to the side elevation with plumbing for a dishwasher, double electric oven with induction hob over. The kitchen has access to the utility room.

## Utility

3'9" x 8'7" ( 1.16m x 2.64m)

With a wooden door to garden which is fitted with an insect screen the utility room has base and wall storage units and plumbing for the washing machine.

## Bedroom One

7'5" x 14'11" (2.27m x 4.55m )

To the front of the property the principal bedroom has a large window over looking the front garden, and benefits from fitted mirrored wardrobes and full bank of drawer units down one side. Ceiling fan with light.

## Bedroom Two

8'7" x 11'8" (2.62m x 3.58m)

To the rear of the property the second bedroom has fitted wardrobes. The large window looks out to the beautiful gardens towards the Hambleton Hills.

### Bedroom Three / Study

6'8" x 12'2" (2.05m x 3.72m)

With large window to the conservatory and garden beyond the third bedroom is currently used as a study.

### Shower Room

Fitted with white suite comprising; wash hand basin on vanity, low flush WC and shower in glass cubicle. With a frosted glass window to the side elevation and ceramic tiled floor.

### Garage and Driveway

9'11" x 18'10" (3.03m x 5.75m )

With a roller door to the front and a pedestrian door to the side of the garage there is power, lights and eaves storage. The gated driveway provides parking for several vehicles.

### Gardens

Lawned garden to the front of the property with flower borders.

The attractive rear garden boasts a number of well maintained borders with mature plants and shrubs bordering the lawn. With two wooden storage sheds

and a raised decking area the garden is a tranquil place enjoying views of the white horse. A gated and fenced area provides discreet storage for the central heating oil storage tank.





### Road Map



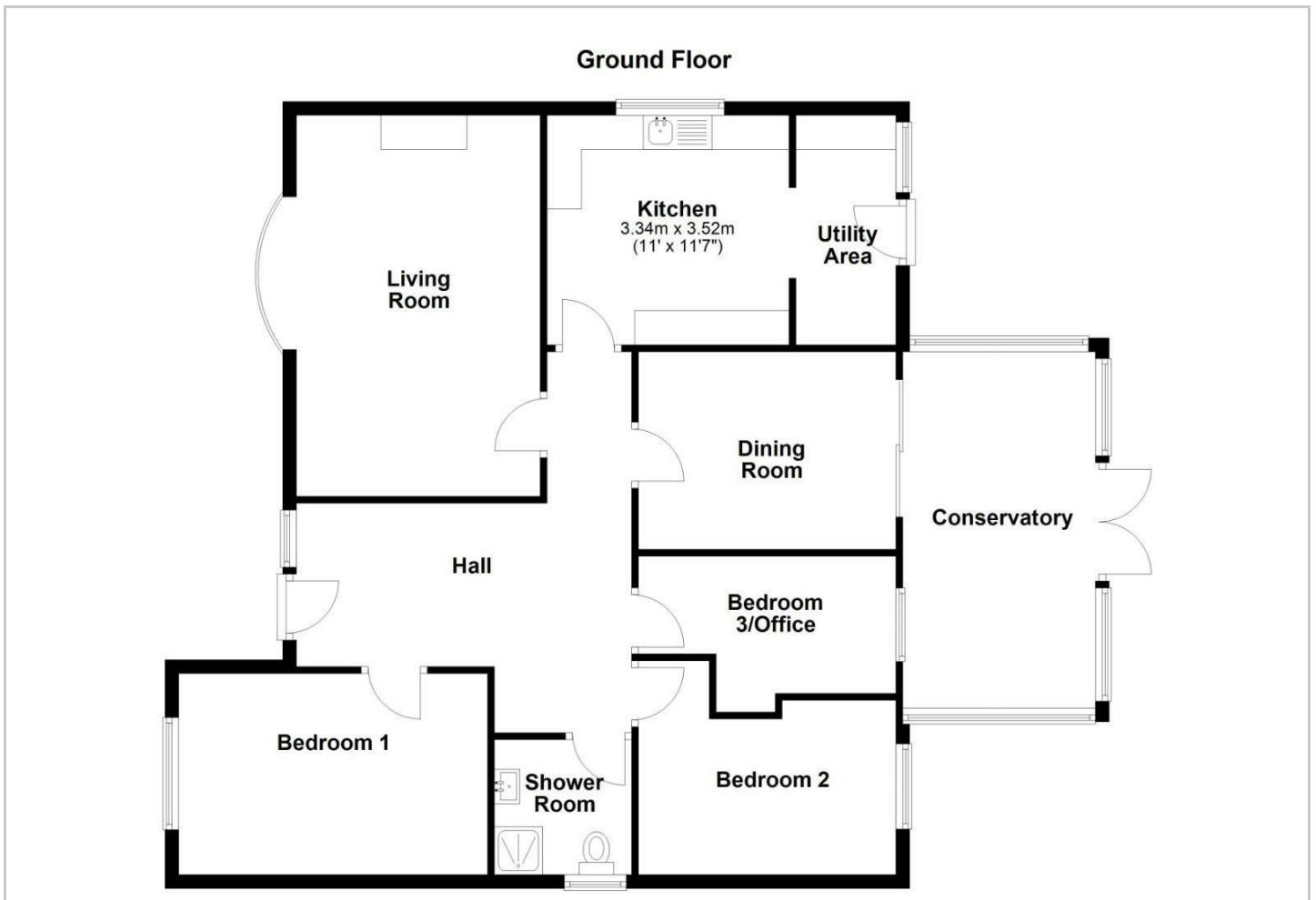
### Hybrid Map



### Terrain Map



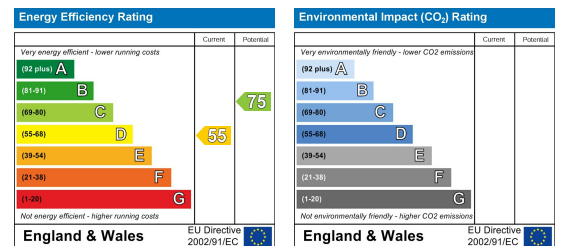
### Floor Plan



### 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.