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Asenby, YO7 3QN

Asking Price £650,000



Council Tax: F





# The Warren

Asenby, YO7 3QN

Asking Price £650,000



Located in the highly sought after village of Asenby, The Warren enjoys a peaceful setting and a large enclosed rear garden. The property offers flexible and spacious accommodation throughout with two reception rooms, large dining kitchen, separate utility and cloaks all to the ground floor. To the first floor there are four double bedrooms (en-suite to primary) and house bathroom. With driveway parking for numerous vehicles and detached garage.

Recent modernisations include the recently fitted kitchen and utility with quartz work-surfaces, new en-suite, redecoration to much of the home, new floor coverings throughout, boiler replacement, log burner installation and landscaping to garden.

Located about five miles south-west of Thirsk, seven miles east of Ripon and twelve miles south of the county town of Northallerton,. With convenient access to both the A1 and A19 nearby, the village is ideally located for those needing to commute.

Thirsk and Northallerton both offer train stations for local and national routes.

Local schools include Ripon Grammar, Queen Mary's, Cundall Manor, Topcliffe C of E Primary, with Thirsk offering both primary and secondary schools.

The popular Crab & Lobster restaurant and hotel is a just a stones throw away providing convenient local dining, within Topcliffe there is also the award winning Angel Inn and Swan Public House.

Topcliffe also offers a Post Office with village store, The Elm Gallery and a Doctors surgery.

## Entrance Hall

Door to the front of property, stairs off to first floor

level, access to the reception rooms and dining kitchen. Central heating radiator.

## Dining Kitchen

25'1" x 10'9" (7.67 x 3.30)

A bright and welcoming room enjoying a pleasant outlook over the enclosed rear garden. Fitted with a range of Shaker style cabinets and central island, with Silestone work-surfaces and up-stands. Appliances include; fridge and freezer, range style cooker, bowl and a half ceramic sink with mixer tap and dishwasher. Stone effect flooring. Roof lights, double glazed windows to the rear and door opening to patio. Central heating radiator.

## Utility

Fitted with cabinets and work-surfaces matching the kitchen. Space and plumbing for washing machine, ceramic sink with mixer tap and central heating radiator.

## Lounge

23'3" x 13'1" (7.09 x 4.01)

Glazed double doors open from the hallway, with double glazed windows to both the front and side aspects, sliding patio doors to the patio and rear garden. Log burner set on a stone hearth, with wooden mantle over. Coving to ceiling and central heating radiator.

## Family Room

14'4" x 12'0" (4.37 x 3.66)

Double glazed window to both the front and side elevations, central heating radiator and coved ceiling.

## Cloakroom

White suite comprising wash hand basin and low flush WC. Double glazed window to front and central heating radiator.

## First Floor

Tel: 01845 440044

### Landing

Galleried style landing with double glazed window to front aspect.

### Bedroom One

14'6" x 12'0" (4.42 x 3.66)

Double glazed window to front aspect, a range of built-in wardrobes and central heating radiator.

### En-suite

Recently fitted white suite comprising; wash hand basin, low flush WC and shower in walk-in cubicle. Tiling to walls and floors. Ladder style heating radiator. Double glazed window to side aspect.

### Bedroom Two

12'0" x 12'0" (3.68 x 3.66)

Double glazed window to the front elevation, built-in wardrobe and central heating radiator.

### Bedroom Three

10'11" x 9'10" (3.33 x 3.00)

Double glazed window to the rear elevation and central heating radiator.

### Bedroom Four

11'1" x 9'1" (3.38 x 2.79)

Double glazed window to the rear aspect, central heating radiator and built-in wardrobe.

### Bathroom

Fitted with a white suite comprising wash hand basin, low flush WC and panelled bath with shower and screen over. Ceramic tiles to floor and walls. Double glazed window to rear elevation and heated towel rail.

### Outside

#### Garage and Driveway

Gated gravel driveway to the side of the property leading to the detached single garage and parking area.

### Gardens

To the front is a lawned garden with mature plants and shrubs surrounding. Pathway to the side leads to the bin store and gated access to the rear garden.

The rear South facing garden is fully enclosed with a recently replaced wooden fence. Laid mainly to lawn with well maintained borders. An attractive patio area sits at the South end of the garden, positioned to enjoy full sun throughout the day. There is also a wooden shed, greenhouse and vegetable patch with raised beds.

A further patio area is set to the rear of the house, with doors opening from the kitchen and living room doors.



Road Map



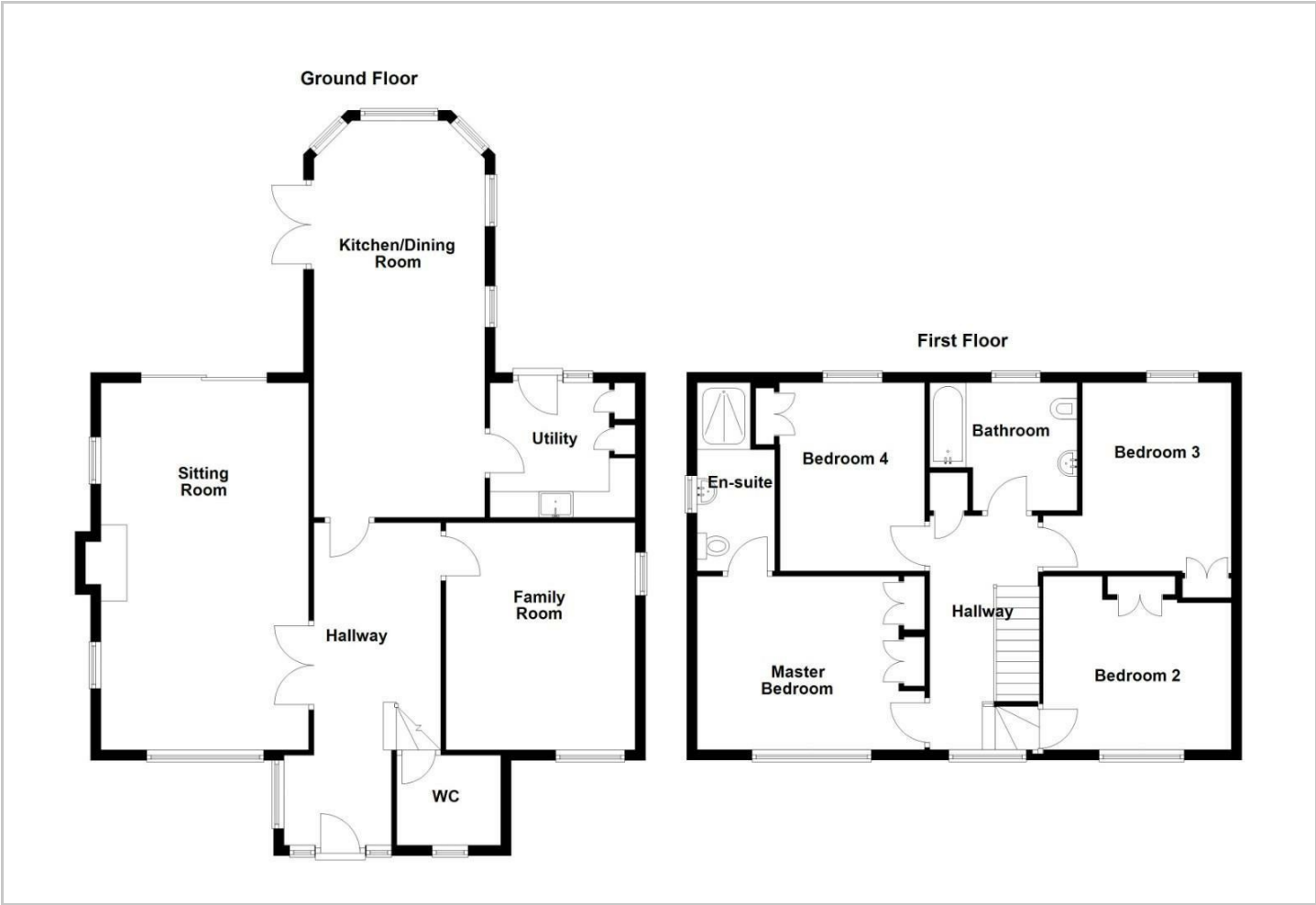
Hybrid Map



Terrain Map



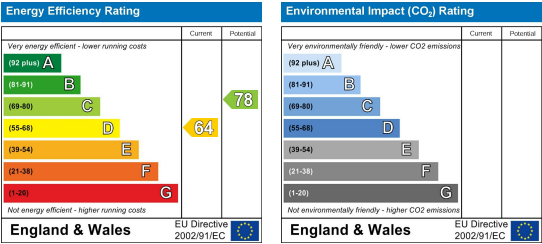
Floor Plan



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.