



Thorpefield, Thirsk YO7 3HH

THREE DOUBLE BEDROOMS | TWO RECEPTION ROOMS | GOOD SIZE DINING KITCHEN | LARGE FAMILY BATHROOM

ENCLOSED GARDEN TO ALL SIDES | OPEN VIEWS | SEMI-RURAL LOCATION | EASY ACCESS TO THIRSK

Asking Price: £399,950

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Thorpefield, Thirsk YO7 3HH

This property has been a much loved family home for some fifty years and was purpose-built to an American style after the family's return from the States. The living spaces are all large open rooms to easily accommodate family life and allow flexible use. Set in a rural and private location yet within an easy distance to Thirsk centre and local amenities. With far reaching views toward the North York Moors and surrounding countryside.

ENTRANCE HALL

Wooden entrance door opening into entrance hall, large built in cupboard with shelving and hanging space, under stair storage, doors off to bathroom and reception rooms, stairs off to first floor, window to front, telephone point and radiator.



SNUG/DINING ROOM

4.57m (15' 0") x 4.42m (14' 6")

Feature Sandstone fireplace with tiled hearth, double glazed windows to front and side elevation and radiator.



LOUNGE

6.85m (22' 6") x 3.62m (11' 11")

A good-sized reception room with two double glazed windows to the enclosed rear garden and views beyond. Wooden beams to ceiling, brick-built fire place with open fire and wooden mantle, T.V aerial point and radiator.



BATHROOM

3.63m (11' 11") x 3.51m (11' 6")

A good sized room with white suite comprising: free standing roll top bath, large walk in shower unit with electric shower, pedestal wash hand basin, low flush WC. Double glazed window to front, ceramic tiled floor, large built in store cupboard with hanging space, heated towel rail and radiator.



DINING KITCHEN

5.6m (18' 4") x 4.14m (13' 7")

With double glazed window to rear garden and countryside beyond. Quarry tiled floor and built in cupboard housing hot water cylinder. Equipped with electrical point for cooker and plumbing for washing machine.



REAR HALL

Useful area for outdoor wear and storage with Quarry tiled floor continued from kitchen, large walk-in store cupboard and part glazed door opening to rear garden.

CLOAKROOM

1.80m (5' 11") x 1.47m (4' 10")

Fitted with a pedestal wash hand basin and low flush WC. Quarry tiled floor and double glazed window to rear elevation.

BEDROOM THREE

5.43m (17' 10") x 3.26m (10' 8")

Double glazed windows to front and side aspects and radiator.



FIRST FLOOR

LANDING

Good sized store cupboard with further internal doors opening to extensive eaves storage.

BEDROOM TWO

4.42m (14' 6") x 3.63m (11' 11")

Walk-in wardrobe, access into the eaves, double glazed window to side elevation and radiator.



MASTER BEDROOM

5.53m (18' 2") x 3.26m (10' 8")

The master bedroom offers built a large built-in wardrobe, dressing area with arched opening from bedroom, double glazed window to side aspect and countryside views and radiator.



EN-SUITE WC

Fitted with a pedestal wash hand basin, low flush WC, slate tiled floor and double glazed window.

OUTSIDE

The property is approached on a tarmacadam driveway which leads to the garage, parking and turning space. The garden to the front of the property is enclosed with mature hedging and wooden fencing with lawn edges and well stocked flower borders, a gated pathway to the right hand side of the property leads to the enclosed rear garden. The left side of the property is used as vegetable plot with timber store. To the right the garden To the rear there is a large (to be extended) garden which is mainly laid to lawn with patio areas and far reaching views toward the North York Moors National Park.

**GARAGE**

7.01m (23' 0") x 5.08m (16' 8")

A good sized space suitable for cars, workshop or storage with light and power.

COUNCIL TAX BAND

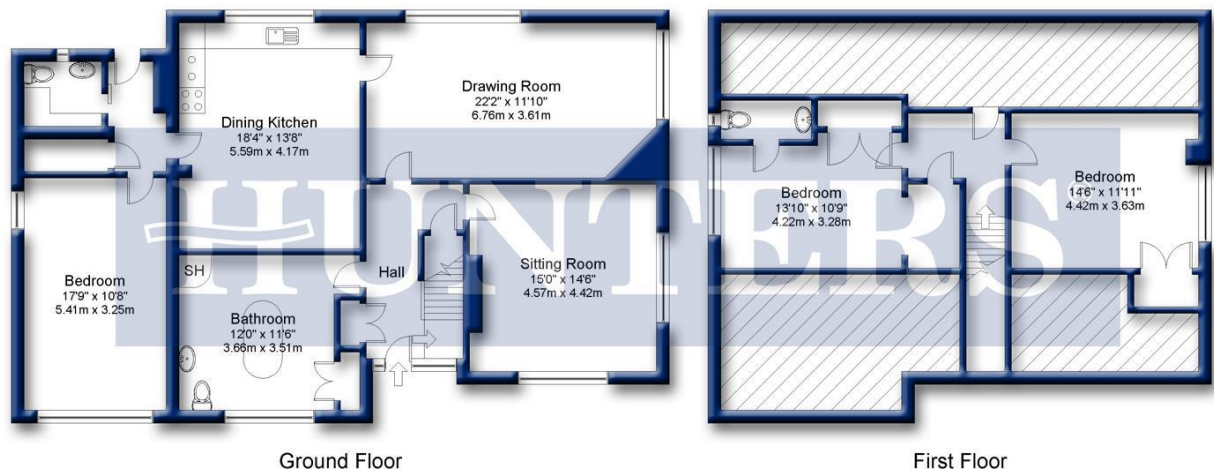
Hambleton and District - Band E

OPENING HOURS

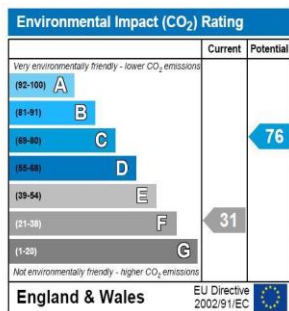
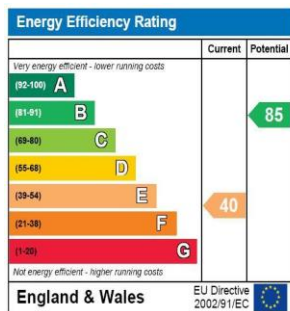
Monday 9.00 – 5.30
Tuesday 9.00 – 5.30
Wednesday 9.00 – 5.30
Thursday 9.00 – 5.30
Friday 9.00 – 5.30
Saturday 9.00 – 2.00
Sunday closed

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.



Gross internal floor area (approx.): 168.6 sq m (1,815 sq ft)
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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