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Estate Agents

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18 Jamesville Way, Asenby Thirsk YO7 3QP

An opportunity to purchase this detached bungalow situated on a highly regarded cul de sac located in the sought after village of Asenby. Updated and modernised to a fantastic standard by the current owners, this property has been treated to full renovation throughout. With all new plugs, underfloor gas pipes and radiators, as well as the addition of a wetroom and dressing room/bedroom in place of the garage. The property benefits from UPVC double glazing and gas central heating throughout via a recently fitted combi boiler. On one floor the accommodation comprises of a large entrance hall, a separate lounge, a recently refitted dining kitchen, two double bedrooms, a house bathroom and garage conversion housing a large dressing room/bedroom and brand new wetroom. To the exterior of the property there is a driveway providing off street parking for multiple vehicles and very attractive lawned front and rear gardens with a covered decking area and a wonderful hobby or craft shed, which could even be used as a home office. Viewings of the property are strongly recommended to appreciate the size, potential, plot and aspect of this outstanding home. EPC rating C, council tax band D.

£450,000

LOCATION

Situated in the sought after village of Asenby between Ripon and Thirsk. Asenby itself is the location of the Crab & Lobster restaurant, the neighbouring village of Topcliffe which is in easy walking distance offers a shop, school, doctors, church and public houses. The market town of Thirsk offers facilities associated with a larger urbanisation. For the commuter there is access to the A19, A1M and arterial roads leading to the larger centres of Leeds, Teesside, York and Harrogate

DIRECTIONS

Leaving Thirsk via Topcliffe Road proceed onto the A168 and take the turning into Topcliffe. Proceed through Topcliffe and follow the road around to the left taking the left hand turn into Asenby. Take the right hand turn in the village and then the next left onto Jamesville Way to where the property is located on the right.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With front facing UPVC double glazed door and matching side panel, tiled laminate flooring, cupboard housing gas combi boiler, loft access hatch and vertical radiator.



LOUNGE

15 x 15 (4.57m x 4.57m)

With front and side facing UPVC double glazed windows, television point, wall mounted electric fire and radiator.



KITCHEN DINER

21'8" x 12'0" (6.61m x 3.66m)

With a range of gloss fronted base, wall & drawer units, worktops over inset with sink & drainer unit, mixer tap, integrated dishwasher, plumbed for washing machine, Neff side and hide oven, microwave/grill/oven combo unit, electric hob, two side facing UPVC double glazed windows, side facing UPVC double glazed door, rear facing UPVC double glazed patio doors, rear facing full height UPVC double glazed window, tiled laminate flooring, TV point and two vertical radiators.



BEDROOM ONE

12' x 12' (3.66m x 3.66m)

With rear facing UPVC double glazed window and radiator.



DRESSING ROOM / BEDROOM THREE

14'4" x 8'9" (4.38 x 2.68)

With front facing UPVC double glazed window, fitted wardrobes and radiator.



WETROOM

6'11" x 8'9" (2.13 x 2.67)

With rear facing UPVC double glazed window, walk-in shower cubicle, low level WC, twin vanity wash hand basins, heated towel rail, tiled floor & walls and under floor heating.



BEDROOM TWO

12'4" x 9'10" (3.76m x 3.00m)

With front facing double glazed window, TV point and radiator.



BATHROOM

5'10" x 6'5" (1.80 x 1.97)

With rear facing UPVC double glazed window, low level WC, vanity wash hand basin, shower cubicle, tiled laminate flooring and heated towel rail.



FRONT GARDEN

Mainly laid to lawn with shrub borders, hedged boundaries and lengthy resin driveway providing off road parking for multiple vehicles.



REAR GARDEN

Mainly laid to lawn with hedged boundaries with ample room to extend., PVC decking with covered seating area and resin pathway to side.



HOBBY ROOM / HOME OFFICE

15'1" x 8'4" (4.61 x 2.56)

With front facing patio door, side facing double glazed window, laminate flooring, insulated and power & lighting.

VIEWING

Viewing is Strictly By Appointment Only.

FREE VALUATION

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

MORTGAGE ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

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GROUND FLOOR

