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Langton , Bagby Thirsk YO7 2PH

This very well presented CHAIN FREE four bedroom detached bungalow in the village of Bagby is sure to attract all the right attention. Sitting on a large plot set back from the road this property offers a great amount of space space and the perfect mix of peaceful living. Internal accommodation consists of an entrance hall, spacious lounge, kitchen diner, utility, three good sized double bedrooms one with an en suite and a fourth single/study, a large separate dining hall a modern shower room and a conservatory. To the front of the property it has a large front gravelled drive with space for multiple vehicles as well as laid lawn, to the rear is a generously sized stone patio with mostly laid lawn with two timber sheds. The property also comes with the added benefit of solar panels. UPVC double glazing and oil central heating is present throughout. Viewings are highly recommended to appreciate the size, space and finish of this property. EPC rating D, Council tax band C.

£425,000

LOCATION

Situated in the small and quiet village of Bagby just to the South of Thirsk at the foot of the Hambleton Hills where facilities include a church, pub and well equipped playpark. There is also access to the local schools, shops and facilities that Thirsk has to offer. For the commuter the property is situated with access to the A19, A1 and arterial roads.

DIRECTION

Leaving Thirsk via the A19 Southbound take the left hand turn signposted Bagby. When in the village follow the main road up, the property is located on the left hand side, identified by our 'FOR SALE' sign.

PORCH

2'8" x 5'6" (0.82 x 1.68)

With front facing panelled door and a radiator.

LIVING ROOM

17'11" x 12'10" (5.48 x 3.93)

With front facing UPVC double glazed window, TV point, gas fire and two radiators.



KITCHEN/DINING

15'8" x 10'1" (4.78 x 3.08)

With front & side facing UPVC double glazed windows, double oven, electric hob, integrated fridge & freezer, sink, oak countertops, a range of wall draw & floor units and a radiator.



BEDROOM ONE

12'0" x 10'11" (3.68 x 3.35)

With side facing UPVC double glazed window & Velux window, built in double wardrobe, airing cupboard and a radiator.



BEDROOM TWO

9'2" x 10'3" (2.80 x 3.13)

With rear facing UPVC window, en suite access and a radiator.



EN SUITE

2'11" x 9'7" (0.90 x 2.94)

With side facing UPVC double glazed window, shower, pedestal wash hand basin, low level WC and a radiator.



UTILITY

5'2" x 7'10" (1.58 x 2.41)

With a range of wall, draw and floor units and plumbing for washing machine.



BEDROOM THREE

10'4" x 10'9" (3.15 x 3.30)

With rear facing UPVC double glazed window, built in wardrobes and a radiator.



BEDROOM FOUR

7'9" x 8'1" (2.37 x 2.47)

With front facing UPVC double glazed window, built in storage and a radiator.

SHOWER ROOM

6'4" x 6'11" (1.94 x 2.11)

With side facing UPVC double glazed window, low level WC, vanity sink unit, shower, tiled walls and a radiator.



DINING HALL

9'10" x 15'8" (3.02 x 4.78)

With rear facing UPVC french doors to conservatory and a radiator.



CONSERVATORY

12'8" x 20'6" (3.87 x 6.26)

With UPVC double glazed windows surrounding and side facing french doors to garden.



GARDEN

With mostly laid lawn, two timber sheds and stone patio area.



EXTERNALLY



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 & FINANCIAL 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 adviser based in Northallerton. 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.

PLEASE NOTE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

GROUND FLOOR

