



Freestone Lodge Gravel Hole Lane, Sowerby Thirsk YO7 1NN

Freestone Lodge is an incredibly spacious four bedroom detached house situated in a quiet and desired area of Sowerby. Situated on a large plot this property offers plenty of space both inside and out with great access links to both Thirsk town centre and easy access to the A19, A1M and arterial roads leading to the larger urbanisation of Leeds, Teesside, York and Harrogate. Inside the property offers an impressive entrance hall, spacious living room, large kitchen/diner, utility room and WC. On the first floor there are four bedrooms a great sized bathroom and an open landing which could be returned to use as an additional bedroom. Externally the property offers a private garden as well as a yard providing off road parking and access to three garages.

Council Tax - F. EPC - TBC

Asking Price £380,000

LOCATION

Freestone Lodge is situated within the sought after Sowerby part of Thirsk within walking distance of the town centre and close to the school in non-estate position. Shops and leisure facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate.

DIRECTIONS

Leaving Thirsk Market Place via Westgate proceed to the mini roundabout and take the first exit onto Topcliffe Road. Follow the road and take the left hand turn onto Gravel Hole Lane, continue down this road and the property is situated on the right hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

13'5" x 7'10" (4.1m x 2.4m)

With front facing double glazed door, wooden flooring, built in storage cupboard, radiator and stairs leading to the first floor.



LIVING ROOM

16'4" x 22'7" (5.0m x 6.9m)

Incredibly spacious room with front and rear facing double glazed windows, feature fireplace. wooden flooring and radiators.



KITCHEN/DINER

11'9" x 22'7" (3.6m x 6.9m)

With front and rear facing double glazed windows, a range of a base, wall and drawer units, rolltop worksurfaces, tiled splashback, built in double oven, gas hob, stainless steel sink and drainer, spacious dining area and radiators.



UTILITY ROOM

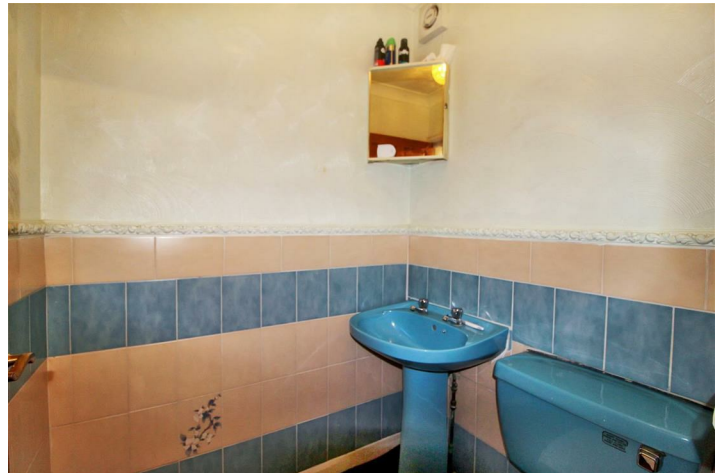
10'9" x 10'9" (3.3m x 3.3m)

With rear facing double glazed windows, a range of a base, wall and drawer units, rolltop worksurfaces, stainless steel sink and drainer, floor fitted boiler and space for freestanding appliances.



WC

With low level WC and pedestal hand wash basin.



LANDING

With front facing double glazed windows, a radiator, previously an additional bedroom before removing a wall to open up and become a light and open first floor landing.



BEDROOM 1

11'1" x 16'4" (3.4m x 5.0m)

With side facing double glazed window, loft access and an electric heater.



BEDROOM 2

13'9" x 10'9" (4.2m x 3.3m)

With front facing double glazed windows, built in wardrobe storage and a radiator.



BEDROOM 3

11'9" x 11'1" (3.6m x 3.4m)

With rear facing double glazed windows and a radiator.

BEDROOM/ STUDY

6'2" x 11'1" (1.9m x 3.4m)

With rear facing double glazed windows, built in wardrobe/storage cupboard, door to bedroom 1, and a radiator.



BATHROOM

11'9" x 8'2" (3.6m x 2.5m)

With rear facing double glazed window, 4 piece bathroom suite of panelled bath, walking shower cubicle, pedestal hand wash basin, low level WC, heated towel rail/radiator and built in storage cupboard.



YARD

An expansive yard with access to 3 garages (3.4m x 6.5m), (5.4m x 2.7m) including the largest with an inspection pit (3.6m x 8.6)

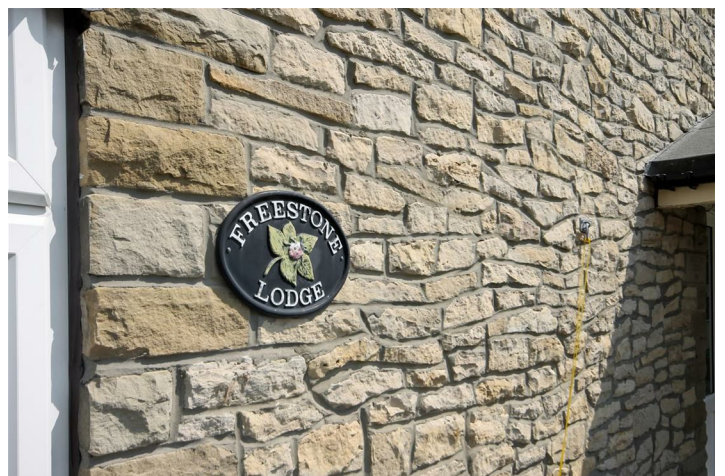


GARDEN

Mostly laid to lawn with shrub borders.



EXTERNAL



VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

CLAUSES AND TENURE

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.

MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: No

PARKING ARRANGEMENTS: Garages and ample off road parking

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



TOTAL FLOOR AREA: 1851 sq.ft. (172.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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