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Estate Agents

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3 The Barn Lingham Lane, Dishforth Thirsk YO7 3LE

PLEASE NOTE: The marketing price reflects that this is a discounted home ownership sale.

Situated in the sought-after village of Dishforth, this four-bedroom end barn conversion is offered to the market available for Shared Ownership.

On entering the front door, a right from the entrance hallway leads into a spacious lounge/dining room with kitchen off to the end. This room features window and sliding door to the rear aspect, which leads to a private and enclosed rear courtyard. Furthermore, directly ahead of the hallway was once a downstairs W/C, now converted into a useful utility room/storage space. To the first floor, a left leads into a contemporary three piece suite, featuring bathtub with shower over, wash hand basin and W/C. The primary bedroom features two built-in wardrobe spaces and a window overlooking the rear aspect. The adjacent room is currently used as an office, but would serve sufficiently as another double bedroom, with window to front aspect. Originally built as a two-bedroom home, the current owner has extended into the loft in recent years to create a further two double bedrooms, one with built-in wardrobes, and a modern three-piece shower room for further accommodation. The property further benefits from an allocated parking spot to the rear.

£151,250

LOCATION

Dishforth has a primary school & two pubs and has fantastic road links making it perfect for commuting. Local schools, 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 via the A168 take the turn off for Dishforth then take the first exit at the roundabout and proceed into the village. Follow Leeming Lane and turn left onto Lingham Lane, where the property is located to the right hand side.

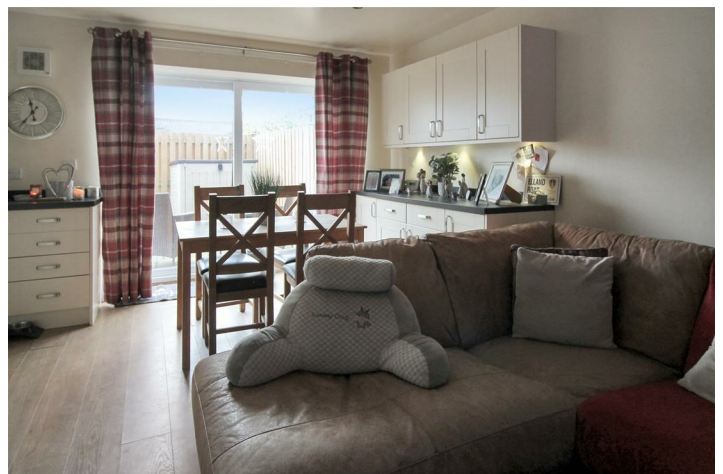
THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With double glazed entrance door to the front elevation, and staircase to the first floor.

LOUNGE / DINING ROOM

A spacious lounge/dining area with window and sliding door to the rear aspect.



KITCHEN

The kitchen is located to the end of the lounge / dining room, with integrated appliances and recently installed Navien boiler with four year warranty.



UTILITY ROOM

PRIMARY BEDROOM

With double glazed window to the rear elevation, two fitted wardrobes and radiator.



BEDROOM 2 / OFFICE

Currently utilized as an office, this room offers flexible accommodation but is well proportioned for a second first floor bedroom.



BATHROOM

Featuring a three-piece suite, including bathtub with shower over, wash hand basin and low flush W/C.



BEDROOM 3

A sizable double bedroom with Velux window to the rear aspect.



BEDROOM 4

Another double bedroom with built-in wardrobes and Velux window to front aspect.



SHOWER ROOM

A modern and stylish shower room with walk-in shower, porcelain wash hand basin and W/C.



EXTERNAL

COURTYARD

A private, enclosed rear courtyard, mostly patio.



PARKING

The property benefits from a shared driveway to the side, leading to one allocated parking space to the rear of the property.

VIEWING

Viewing is Strictly By Appointment Only.

DISCOUNTED HOME OWNERSHIP

This is a discounted home ownership property, but has the same eligibility criteria as a shared ownership property. Below we've listed some of the main qualifying criteria regarding your eligibility:

- * Your household income is £80,000 a year or less
- * You cannot afford all the deposit and mortgage payments for a home that meets your needs
- * You're a first-time buyer or
- * You used to own a home, but cannot afford to buy one now or
- * You own a home and want to move but cannot afford a new home suitable for your needs or
- * You're forming a new household - for example, after a relationship breakdown or
- * You're an existing shared owner and want to move

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.

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.

DISCLAIMER

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, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Allocated, off road parking for single vehicle. Furthermore, there is space for a single vehicle to the front of the property.

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/>

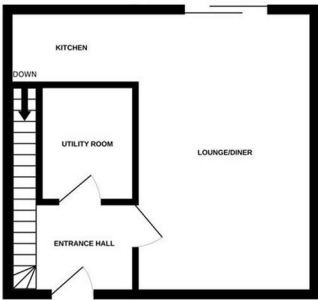
ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No known issues

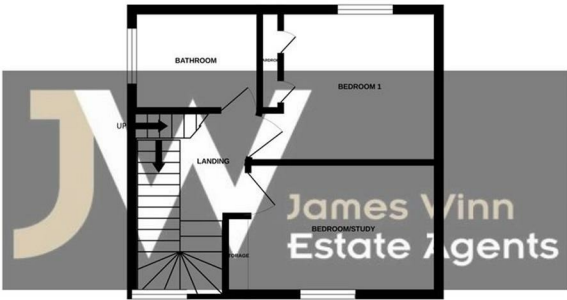
EPC Rating: C

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.

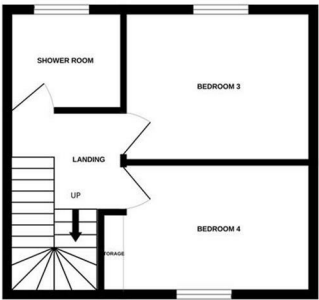
GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



2ND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 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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