

EMSLEY  MAVOR
ESTATE AGENTS

...your home is where our heart is

Catton, Thirsk, YO7 4SQ

£465,000



Catton, Thirsk, YO7 4SQ

STYLE - New Build Detached Bungalow
HIGHLIGHTS - High Specification, Large Garden, Lovely Village
THREE WORDS - Stylish New Home!

Overview

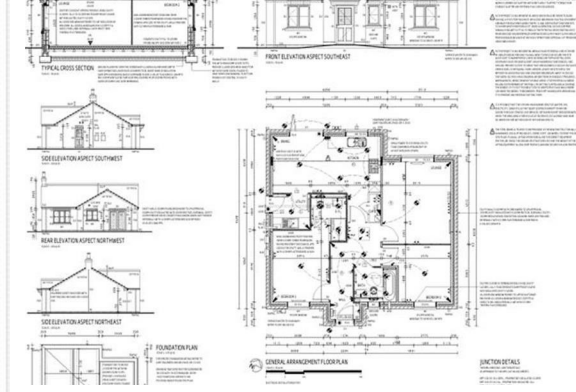
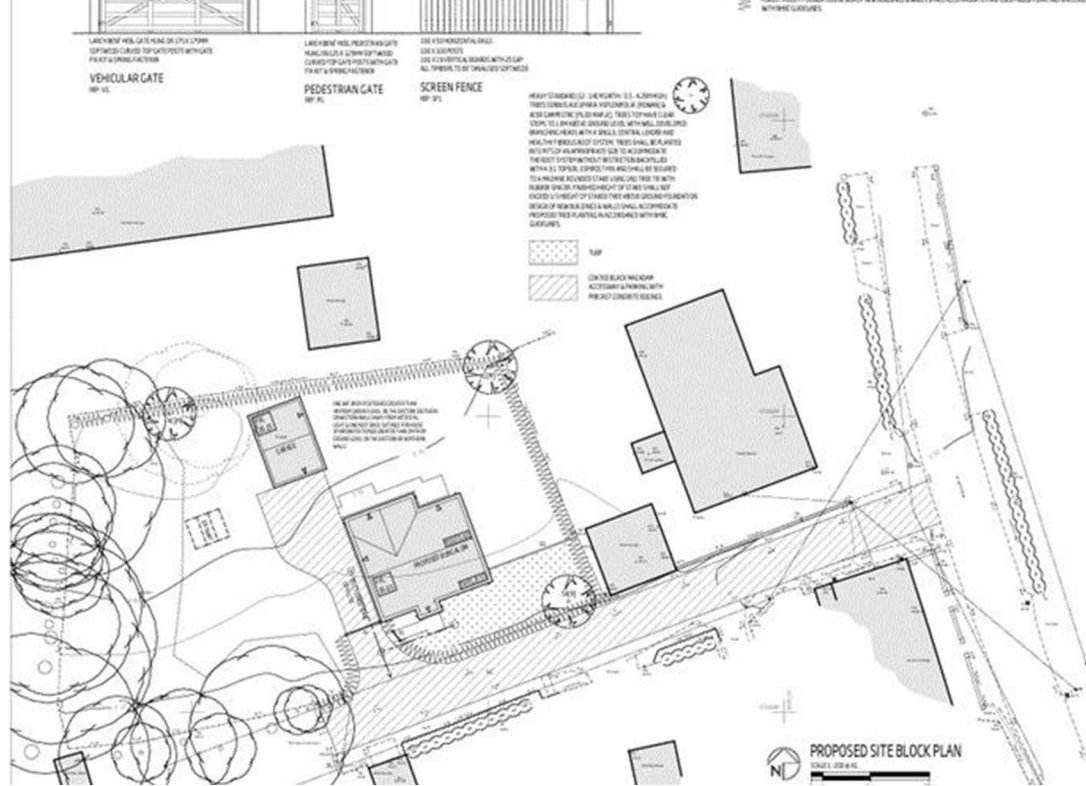
A superb opportunity to purchase a stylish, individual and spacious detached bungalow situated in a tranquil setting in the picturesque village of Catton.

This new build will be completed during the summer months, depending on timescales a buyer will have a choice of a high specification (German design) kitchen, and carpets. There also may be flexibility in décor/interior colours. This super home offers an open plan dining, living kitchen with French Doors effortlessly connecting to the garden. Fully fitted with all mod cons with a pantry cupboard and utility. The sitting room is bathed in natural light from the French doors overlooking the garden.

The Master bedroom has a smart ensuite, with second double and bathroom. The property is set on a generous sized plot providing a large garden. There is a detached single garage and ample off-street parking.

Services

Air Source Heat Pump Heating System, UPVC Double Glazing, Mains Drainage.





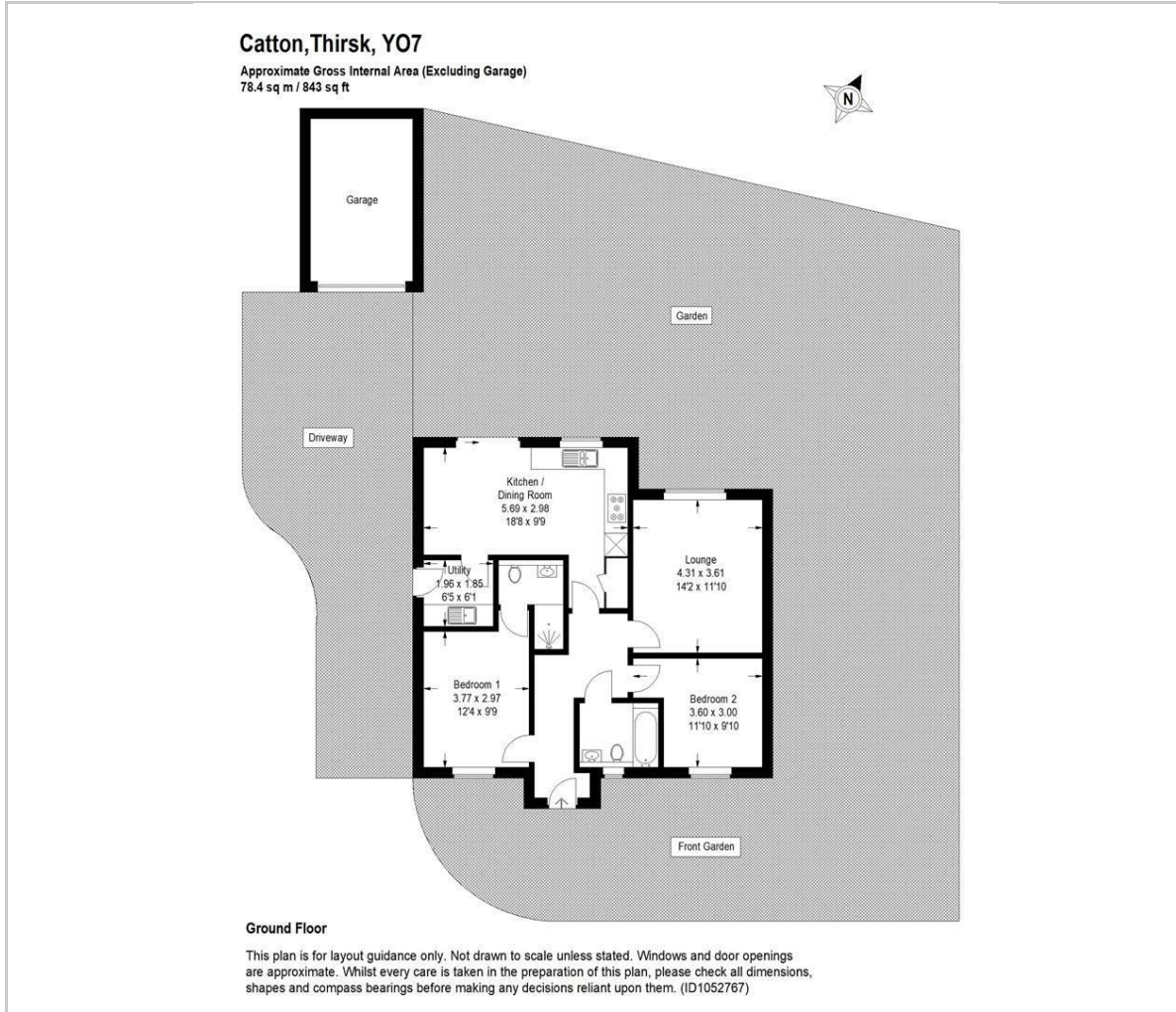
Location

Situated in the village of Catton just to the West of Thirsk on a quiet road surrounded by countryside. The location lends superb access to the A1 and also the market towns of Ripon & Thirsk. 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. The nearest shop is 2 miles up the road at Busby Stoop garage where there is also a restaurant. The nearest public houses are at Pickhill, Topcliffe & Carlton Miniott. The main East Coast railwayline station is under three miles away at Carlton Miniott.

Tenure

Freehold

Floor Plan



Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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.

1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB
 Tel: 01347823579 Email: info@emsleymavor.co.uk <http://emsleymavor.co.uk>

Area Map



Energy Efficiency Graph

