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ESTATE AGENTS

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Catton, Thirsk, YO7 4SQ

Asking Price £445,000



## 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 ready to move in by Christmas 2024. The specification is high quality offering a smart German design kitchen, and bathroom suites.

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

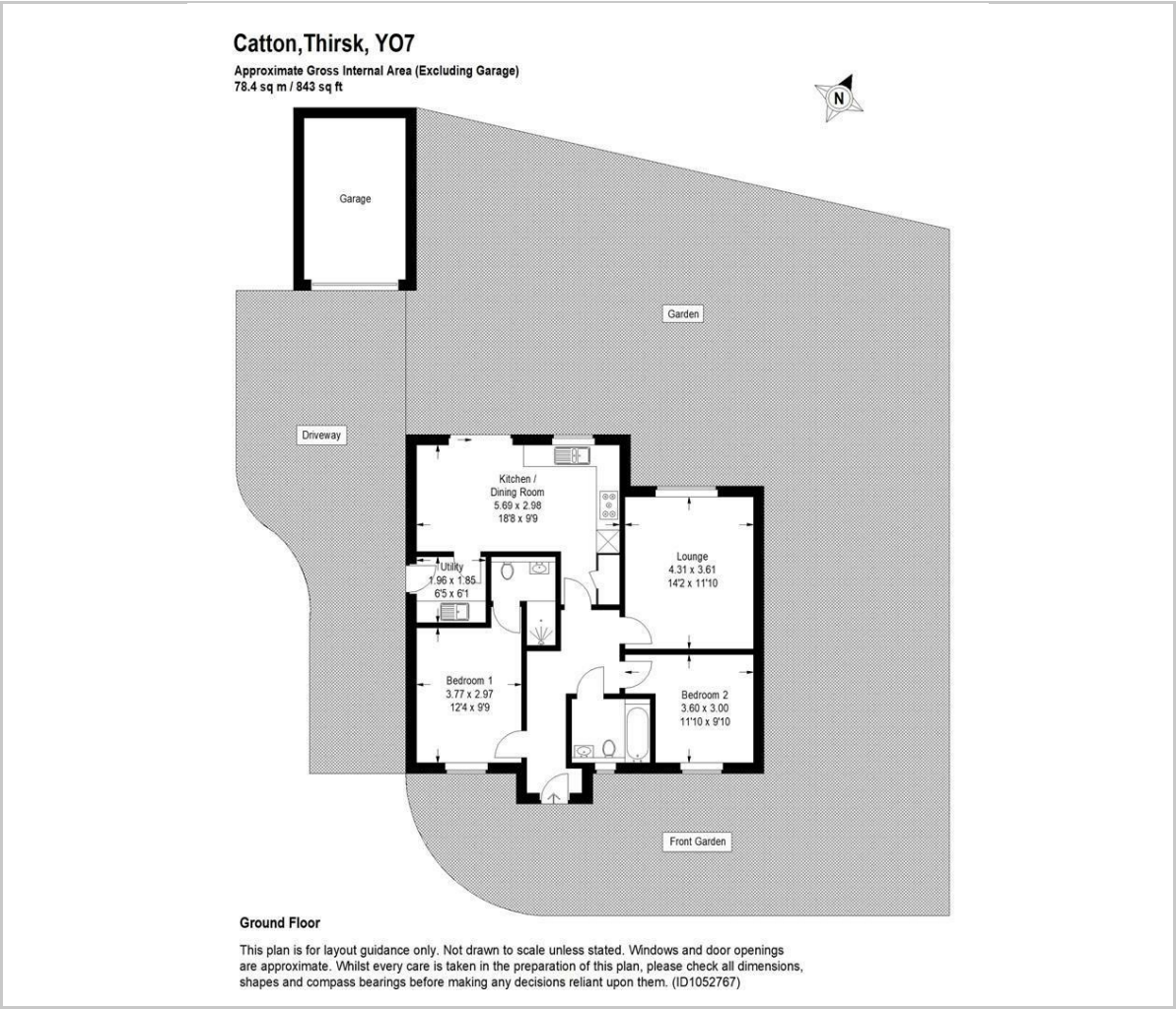
Situated in the village of Catton just to the West of Thirsk on a quiet road surrounded by countryside. The location lends superb access to the A1 and also the market towns of Ripon & Thirsk. Local schools, shops and leisure facilities are all available within the surrounding area. For the commuter there 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



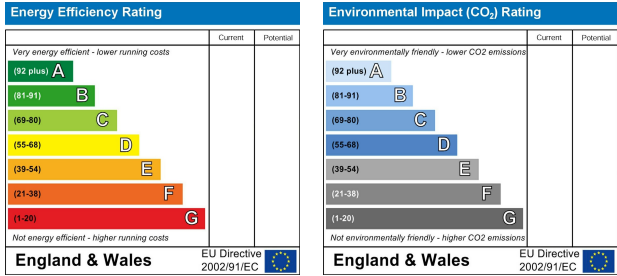
Viewing

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.

Area Map



Energy Efficiency Graph



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