



WESTHOLME
Skipton on Swale, Thirsk



WESTHOLME

Thirsk, YO7 4SB

Located in the centre of Skipton on Swale, this detached house built in the 1950s offers a wonderful opportunity for those seeking a family home with great potential on a larger than average size plot.

ACCOMMODATION

Three bedroom detached home
In need of total refurbishment
Large plot offering scope for extension
Perfect for families
Far reaching views
Accessible and ideal for commuters
Popular location between Thirsk and Ripon
Ideal for those wishing to put their own stamp on a home



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Situation and Amenities

Skipton on Swale is a small village 4.4 miles to the west of Thirsk. Surrounded by open countryside, the village is in the Vale of Mowbray, between The North York Moors National Park and The Yorkshire Dales.

The market towns of Thirsk and Northalton (10 miles) offer excellent local facilities including schools, supermarkets and railway stations. York (28 miles) is a wonderful city renowned for its Minster, and Harrogate (20 miles) is a great place to shop.

Skipton on Swale is convenient for the motorway network, both The A1(M) and A19 are nearby. Northalton train station is on the East Coast Main Line with services to London and Edinburgh, Thirsk also has direct services to London (c. 2.25 hours). Leeds Bradford Airport is 30 miles to the south.





Westholme

Westholme is a detached three bedroom house constructed in the 1950's. Coming to the market for the first time, the property now requires full modernisation and is likely to generate a great deal of interest from those wanting to put their own stamp on a home. With fantastic gardens to three sides and heritage walled boundary to the front, the property offers a blank canvas for the new owners.

Briefly comprising to the ground floor, entrance hall, sunroom to the front, extended sitting room with central fire place, dining room (which was used latterly as a bedroom) en-suite wet room, breakfast kitchen and pantry, utility area and rear entrance door. To the first floor are three large bedrooms and the house bathroom.

Outside

The property is approached via a tarmac driveway that leads round to the rear of the property to the detached garage. There is parking for several vehicles. The garden is delightful and larger than you would expect. With some TLC a beautiful area could be created.



Services

The property has mains water and electricity. There is Oil Fired Central heating and the Drainage is via private septic tank. PLEASE NOTE THAT THE SEPTIC TANK DOES NOT MEET CURRENT LEGISLATION AND WILL NEED TO BE REPLACED

Tenure

Freehold with vacant possession

Local Authority and Council Tax Band

North Yorkshire Council Band E

Viewings

Strictly by appointment with GSC Grays 01423 590500

What 3 Words

///flagging.following.taps

Particulars and photography

Photographs taken and details created May 2024

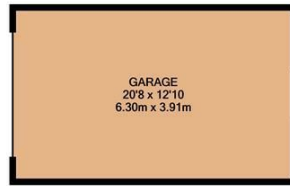
Disclaimer

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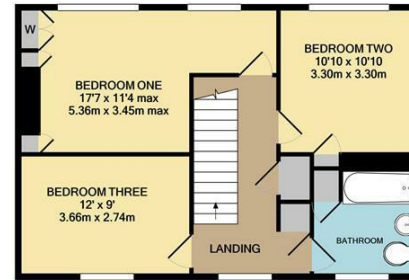
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR
APPROX. FLOOR
AREA 1446 SQ.FT.
(134.3 SQ.M.)



GARAGE
20'8" x 12'10"
6.30m x 3.91m



FIRST FLOOR
APPROX. FLOOR
AREA 589 SQ.FT.
(54.7 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1762 SQ.FT. (163.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

