



WESLEY COTTAGE, MAUNBY, THIRSK

O.I.R.O £330,000



Northallerton
Estate Agency



Thirsk, YO7 4HD

DETACHED 2 BEDROOM BUNGALOW WITH GARAGE AND SCOPE TO REVOLVE TO A LOVELY SIZED HOME WITH GOOD SIZED GARDENS AND WOODLAND AREA. MAUNBY IS A SOUGHT AFTER VILLAGE SAT BETWEEN A1 AND NORTHALLERTON MARKET TOWN.

- GARAGE
- SCOPE TO RENOVATE
- CONSERVATORY
- UPVC WINDOWS AND DOORS
- EXTENSIVE GARDENS AND WOODLAND
- OFF ROAD PARKING

LOBBY
CEILING LIGHT POINT

SITTING ROOM
FEATURE FIREPLACE WITH BACK BOILER, CEILING LIGHT POINT, UPVC WINDOW, TV AND PHONE POINT.

KITCHEN
PINE WALL AND BASE UNITS, 4 RING INSET GAS HOB WITH OVEN BELOW, CEILING LIGHT POINT, SINGLE SINK AND DRAINER, HALF TILED WALLS

UTILITY ROOM
SPACE FOR WASHING MACHINE, FRIDGE FREEZER , DISHWASHER AND OTHER APPLIANCES

SUNROOM
A GOOD SIZED ROOM WHICH WOULD LEND ITSELF TO A SECOND SITTING ROOM OR DINING ROOM WITH CEILING LIGHT POINT AND DOOR OUT TO THE GARDEN.

BATHROOM
BATH, WC, CEILING LIGHT POINT, MIRRORERED CABINET, HEATED TOWEL RAIL AND RADIATOR.

BEDROOM 1
CEILING LIGHT POINT AND RADIATOR

BEDROOM 2
CEILING LIGHT POINT AND RADIATOR

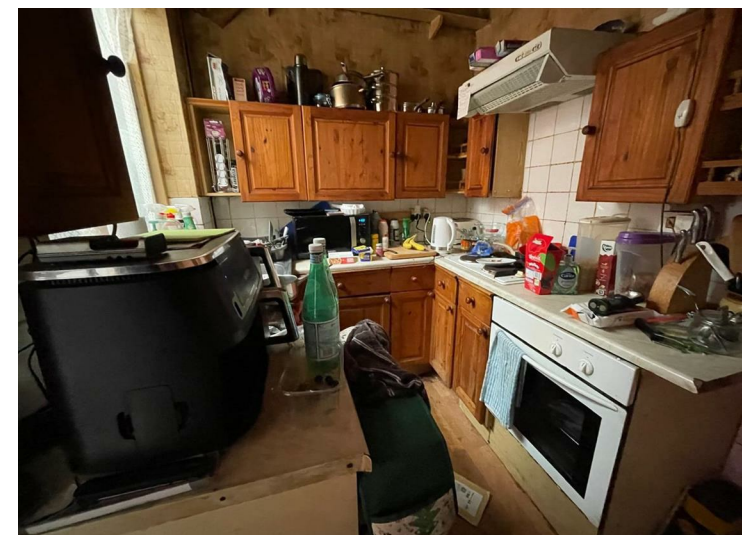
SHOWER ROOM
CUBICLE WITH TRITON T50 SHOWER, CEILING LIGHT POINT AND LOW LEVEL TOILET

GARAGE
MAINS POWER AND CEILING LIGHT POINT

GARDENS
EXTENSIVE GARDEN AREA WITH 2 AREAS OF FLAGS FOR SEATING, 2 X GREENHOUSES, SHED, POST AND PLANK FENCING AND A LARGE AREA OF WOODLAND TO THE REAR OF THE LAND. THERE IS A HISTORIC RIGHT OF WAY ALONG THE SIDE OF THE PROPERTY BUT THIS HAD NOT BEEN USED IN MANY YEARS AND LEADS TO A DEAD END THEREFORE IS UNLIKELY TO BE USED. AND IS NOT ACCESS ON THIS PROPERTY'S LAND.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY
- Tel. No. 01609 771959

TENURE - FREEHOLD
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE
NYCC TAX BAND - C
EPC - TBC



Call us to arrange a viewing on **01609 771959**

BEDROOM 1
15'10" x 6'5"
4.84m x 1.94m

BEDROOM 2
9'3" x 6'6"
2.82m x 1.98m

BATHROOM

SHOWER ROOM

KITCHEN
8'11" x 7'9"
2.72m x 2.37m

SITTING ROOM
12'9" x 7'3"
3.89m x 2.21m

GARDEN ROOM
17'3" x 7'6"
5.26m x 2.28m

SUN ROOM/UTILITY
16'8" x 10'0"
5.09m x 3.04m

STORE

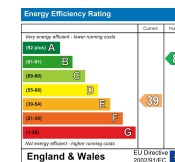
GARAGE
15'0" x 8'0"
4.57m x 2.43m

LOBBY

TOTAL FLOOR AREA: 828 sq.ft. (76.9 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 areas are approximate and are not to be taken as a guarantee 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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In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.