



Spindleberry Flawith Road Tholthorpe

York, YO61 1SL

£495,000



STYLISHLY APPOINTED, IMMACULATE AND BEAUTIFULLY PRESENTED 3 BEDROOMED DETACHED BUNGALOW, WHICH HAS BEEN EXTENDED WITH A PURPOSE-BUILT GARDEN ROOM, LANDSCAPED GARDENS TO THREE SIDES COMPLEMENTED BY PANORAMIC FARMLAND VIEWS TO THE FRONT.

Mileages: York - 13 miles, Boroughbridge - 8.5 miles, Thirsk - 12 miles and Easingwold - 5 miles (Distances Approximate).

uPVC Double Glazing, LPG Central Heating, Bi-Fold Doors, Oak Mexicano Internal Doors With Wax Finish.

Reception Hall, Airing Cupboard, Sitting Room, Open Plan Fitted Living Kitchen Dining Garden Room, Utility Room, Principal Bedroom, Luxury En Suite Shower Room/WC, 2 Further Bedrooms, Luxury House Bathroom.

Detached Garage, Driveway with plenty of Off-Road Parking, Landscaped Gardens to Three Sides.

VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE.

A composite panelled and double-glazed entrance door beneath an OUTBUILT STORM PORCH opens to:

A delightful and welcoming T-shaped RECEPTION HALL with a useful shelved linen cupboard housing the property pressurised hot water cylinder.

Comfortable LOUNGE with stunning open countryside views to the front. A feature, eye catching electric cast effect woodburning stove.

A timber door to the rear opens to a simply stunning OPEN PLAN FITTED KITCHEN WITH DINING/LIVING AREA AND ADJOINING GARDEN ROOM with tiled flooring throughout.

Superbly fitted KITCHEN with a range of shaker style fittings comprising cupboard and drawer wall and floor fittings, complemented by straight edge granite preparatory work surfaces with matching upstands. Integrated NEFF appliances including a fridge/freezer, induction hob, stainless steel extractor over with matching splashback flanked by matching wall cupboards and double oven, integrated dishwasher. Window to the rear elevation overlooking the rear gardens above a Villeroy & Bosch white ceramic sink with etched grooved drainer lines to the worksurface.

A CENTRAL ISLAND has been added with further granite preparatory work surface which extends to form a breakfast bar with useful deep blue coloured storage cupboards below. Built-in to the surface a pop-up power supply to the island with USB charging points and three pin plug.

To the side there is further space used as a formal DINING AREA.

An archway adjoins a simply stunning garden room with windows to two sides and bi-fold doors with built in privacy blinds. Vertical charcoal radiator, low-voltage dimmable down lights and modern lantern roof.

UTILITY ROOM with work surface and tiled midrange, inset stainless steel sink unit with swan mixer tap and cupboards under, space and plumbing for a washing machine, further space for a separate dryer. Extractor fan and wall mounted LPG boiler. Composite door out to the side.

PRINCIPAL BEDROOM with dual aspect and glorious views over the front garden and towards open countryside beyond.





**EN SUITE SHOWER ROOM** fully tiled mains plumbed shower cubicle, vanity basin with cupboard under, low suite WC, vertical chrome towel radiator. Frosted uPVC double glazed window to the side.

**BEDROOM 2** window to the rear elevation overlooking the rear gardens.

**BEDROOM 3** window to the rear elevation overlooking the gardens.

**HOUSE BATHROOM** white suite comprising panelled bath with shower screen and plumbed shower over, vanity basin with cupboard under, low suite WC, tiled floor, heated chrome towel radiator.

**OUTSIDE** - Enjoying a delightful position set back from the road behind a neatly clipped hedge, a gravel driveway provides plenty of off-road parking, flanked by maturing lawned gardens, with flowering shrubbery and a stone flagged path leading to the entrance door which extends round to the side via landscaped gardens.

To the side the gravel driveway continues providing further parking for a number vehicles and in turn leads to the **GARAGE** (18ft 9 x 9ft 3) with electric remote controlled roller shutter door to the front, panelled and double-glazed side access door to gardens. A pitched roof provides further storage to the roof void.

Immediately to the rear of the house is a stone flagged sun patio beneath a feature timber constructed pergola, adjoining a mainly laid to lawn garden with fenced borders.

Viewing is essential to fully appreciate.

**LOCATION** - Tholthorpe is a rural village centred around the village pond and green to include a public house, Methodist chapel and village hall. Further amenities are available in nearby Easingwold (5 miles) and Helperby (3 miles) which include shops, schools and public transport.

**POST CODE** - YO61 1SL

**COUNCIL TAX BAND** - E

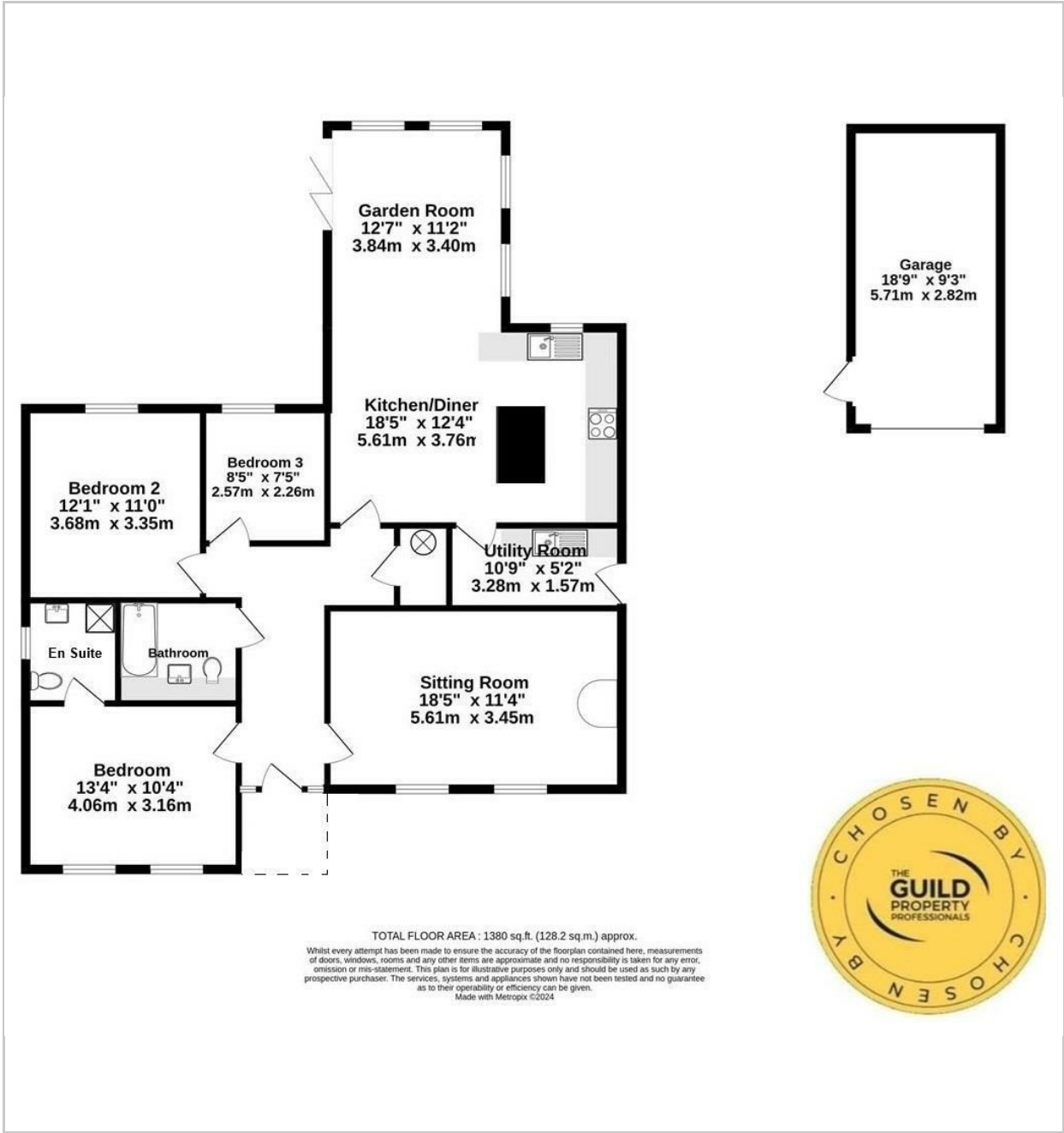
**TENURE** - Freehold.

**SERVICES** - Mains water, electricity and drainage with LPG central heating.

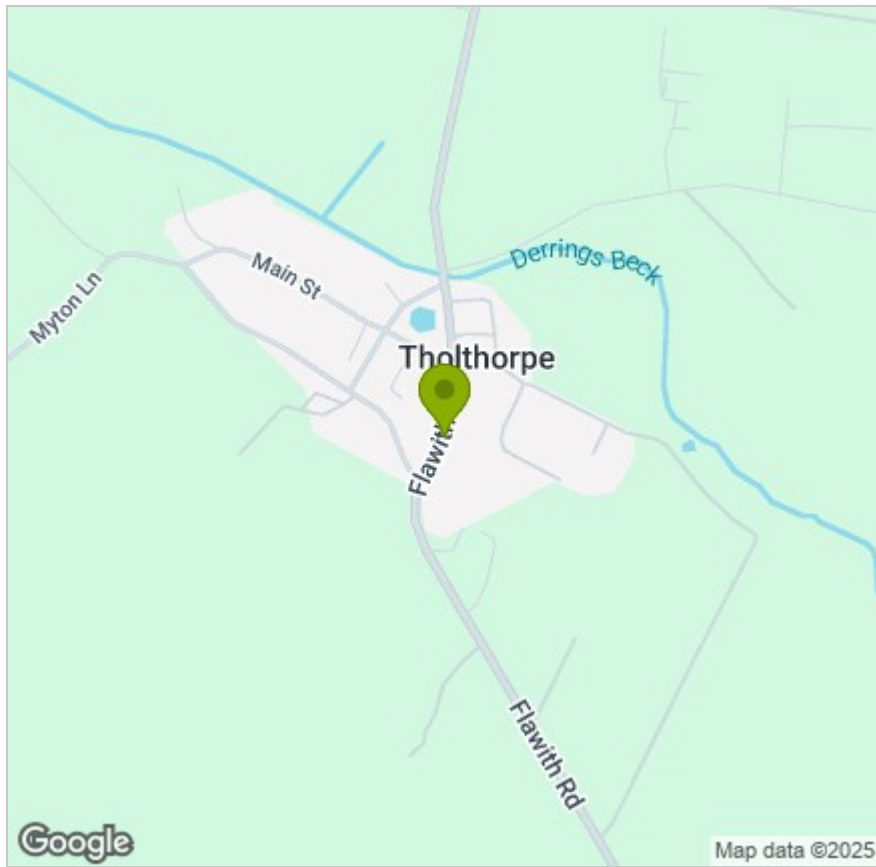
**DIRECTONS** - From our central Churchills Easingwold office, proceed north along Long Street, continue onto Raskelf Road, bear right at the fork and follow the road to Raskelf. Turn left signposted Tholthorpe. On entering the village, go passed the Duck Pond and Public House continue following the road round to the left whereupon Spindleberry is positioned on the right-hand side, identified by the Churchills 'For Sale' board.

**VIEWINGS** - Strictly by prior appointment through the selling agents, Churchills of Easingwold. Tel: 01347 822800 Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)




FLOOR PLAN



LOCATION



EPC

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

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