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Withens Hutton Sessay, Thirsk, YO7 3BA



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Guide Price £425,000

**Situated in the village of Hutton Sessay this four bedroom detached house offers character and charm as well as views over the surrounding countryside. Offering space and versatility it comprises: entrance lobby, lounge, sitting room, dining kitchen, utility room, wc and to the first floor is a master bedroom with en-suite shower room, a bedroom with a useful loft room above. two further bedrooms and a bathroom. Outside are mature gardens and ample room for off street parking and a single garage. EPC rating D and Council Tax Band E . Apply Easingwold Office on 01347 823535.**

## **ENTRANCE LOBBY**

Accessed via timber front door, tiled floor, door to lounge

## **LOUNGE**

Feature brick fireplace with beamed mantle, stone hearth, inset cast iron wood burning stove, exposed beams, window to front aspect, radiator, double doors to sitting room

## **SITTING ROOM**

Windows to front and side aspects, fully glazed door to garden, radiators x 2

## **INNER HALLWAY**

Wood effect flooring, stairs to first floor, window to rear aspect, radiator

## **DINING KITCHEN**

Open plan

## **KITCHEN AREA**

Fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer sink unit, electric cooker, integrated fridge/freezer, tiled floor, radiator, exposed beams, ceiling spotlights

## **DINING AREA**

Vaulted ceiling, tiled floor, feature circular window, velux windows x 2, fully glazed door to garden with fully glazed panel to side, radiator

## **UTILITY ROOM**

Range of fitted units with matching work surface, plumbing for washing machine, floor mounted central heating boiler, fully glazed door to rear aspect, radiator

## **WC**

Low flush wc, vanity unit with inset wash basin, radiator, opaque window

## **FIRST FLOOR LANDING**

Window to rear aspect, radiator

## **MASTER BEDROOM**

Fitted wardrobe, airing cupboard, window to front aspect, radiator, loft access point

## **EN-SUITE SHOWER ROOM**

Walk in shower cubicle with mains shower, low flush wc, pedestal wash basin, radiator, opaque window

## **BEDROOM TWO**

Feature cast iron fireplace with tiled inlay and hearth, window to front aspect, radiator,

## **BEDROOM THREE**

Fitted walk in wardrobe, window to side aspect, radiator, loft access point with pull down ladder leading to useful loft room

## **LOFT ROOM**

Useful as a little snug/work room, window,

## **BEDROOM FOUR**

Window to rear aspect, radiator

## **BATHROOM**

Free standing roll top bath with shower attachment to taps, low flush wc, pedestal wash basin, radiator, opaque window, extractor fan

## **OUTSIDE**

The gardens lie to the front and side of the property and are laid mainly to lawn with borders of flowers and shrubs. There is a paved patio area and a greenhouse. There is a log store to the rear.

## **GARAGE AND PARKING**

A gravelled driveway with room for off street parking. This leads to a single detached garage. This has power and light laid on and a personnel access door to/from the garden.

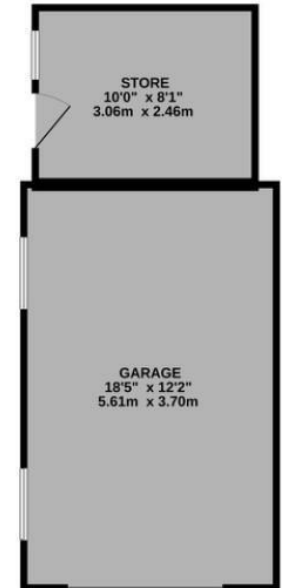
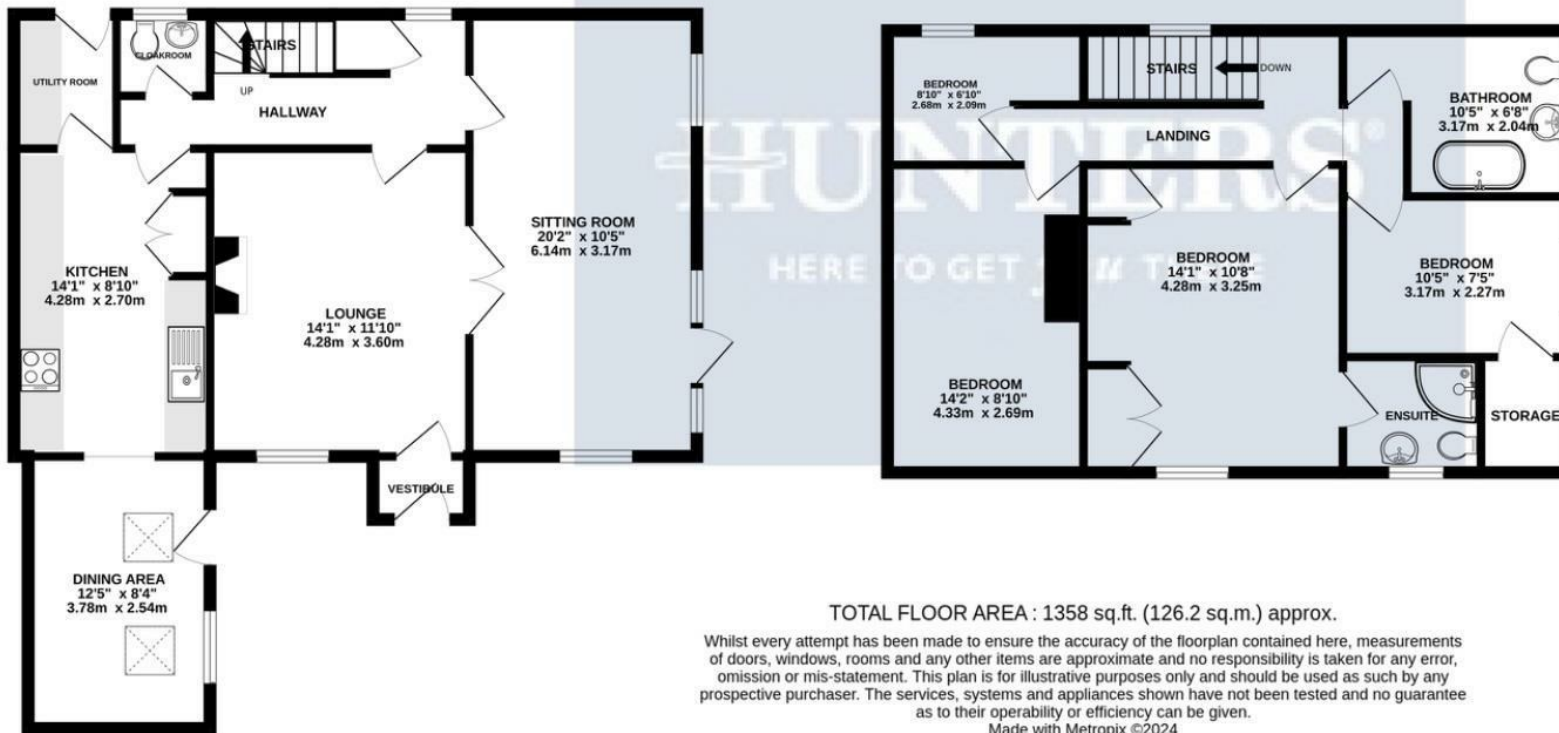
## **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

GROUND FLOOR  
738 sq.ft. (68.6 sq.m.) approx.

1ST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.

OUTBUILDING / GARAGE  
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 1358 sq.ft. (126.2 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 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			79
(49-60) C			
(35-48) D		55	
(29-34) E			
(21-33) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	























