



HUNTERS[®]
HERE TO GET *you* THERE

The Post House Main Street, Sessay, Thirsk, YO7 3BE

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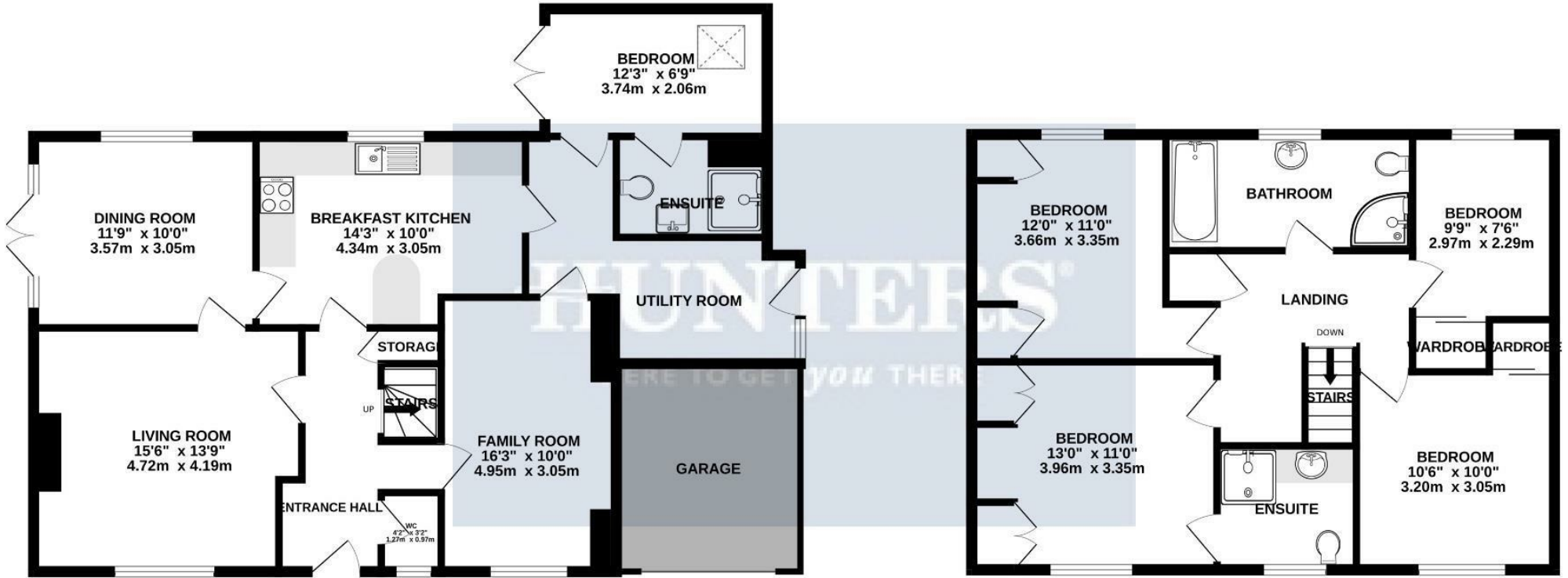
Guide Price £450,000

Enjoying views of the White Horse and situated on the edge of the peaceful village of Sessay this five bedroom detached family home gives a great deal of space and versatility. Offered with NO ONWARD CHAIN it comprises downstairs of the hallway, wc, lounge, dining room, family room, breakfast kitchen, utility room, rear hallway, bedroom and en-suite shower room. To the first floor is the master bedroom with en-suite shower room, three further bedrooms and the family bathroom. There are gardens to front and rear and a partitioned garage used for storage. There is a driveway with off street parking for two vehicles. EPC Rating C and Council Tax Band E. Apply Easingwold Office on 01347 823535.

Hunters Easingwold Trinity House Market Place, Easingwold, YO61 3AD | 01347 823535
easingwold@hunters.com | www.hunters.com

GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.

FIRST FLOOR
707 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 1580 sq.ft. (146.8 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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			83
		69	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

HALLWAY

Radiator, stairs to first floor, understairs storage cupboard

WC

Low flush wc, wall mounted sink unit, radiator, opaque window

LOUNGE

Feature fireplace with brick surround, beamed mantle, tiled hearth and inset cast iron wood burning stove

DINING ROOM

Fully glazed french doors to side aspect with full length glazed panels to side, window to rear aspect, radiator

FAMILY ROOM/SNUG

Window to front aspect, radiator

BREAKFAST KITCHEN

Fitted with a range of base and wall mounted units with matching granite work surfaces, inset sink unit, integrated electric double oven, induction hob and extractor hood, integrated fridge, plumbing for dishwasher, breakfast bar, tiled floor, radiator, ceiling spotlights

REAR HALLWAY

Fitted cupboard, tiled floor, radiator

UTILITY ROOM

Floor mounted oil fired central heating boiler, plumbing for washing machine, part glazed door to side aspect, ceiling spotlights

BEDROOM FIVE

Fully glazed french doors to rear aspect, radiator

EN-SUITE SHOWER ROOM

Walk in shower cubicle with electric shower, pedestal wash basin, low flush wc, ladder style radiator, velux window, extractor fan

FIRST FLOOR LANDING

Airing cupboard, radiator

BEDROOM ONE

Window to front aspect, fitted wardrobes and bedroom furniture, radiator

EN-SUITE SHOWER ROOM

Walk in shower cubicle with mains shower, vanity unit with inset wash basin, low flush wc, radiator, opaque window

BEDROOM TWO

Window to rear aspect, fitted wardrobes, radiator

BEDROOM THREE

Window to front aspect, fitted wardrobes, radiator

BEDROOM FOUR

Window to rear aspect, radiator

BATHROOM

Suite comprising panelled bath, walk in shower cubicle with mains shower, 2 x pedestal wash basins, low flush wc, opaque window, radiator

OUTSIDE

To the front of the property is a garden laid mainly to lawn, with border of plants and shrubs. Gated access down the side of the property leads to the enclosed rear garden. This again is laid mainly to lawn with a paved patio area ideal for al fresco dining. The garden summerhouse/shed is split in two and offers great storage.

GARAGE

This is partitioned and ideal for storage. It has power and light and an electric roller door.

IEWS

To the front of the property there are views of the White Horse.

Agents Note

Please be advised that the photos in these details are stock photos.

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.

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