



Hutton Sessay, Thirsk Guide Price £595,000

A substantial 4 bedroom detached bungalow in a fabulous 0.50 of an acre plot on the rural fringes of Hutton Sessay situated around 5 miles south of Thirsk and 16 miles north of York. Individually designed and built in 1995, the potential to update and expand the existing 1,859 sq ft (172.7 sq m) of living space is enormous and the far reaching rural views from the front of the property are a quite simply, glorious.

*** WATCH OUR TEASER REEL NOW ***

Follow Stephenson's on your favourite social media platforms for exclusive video content, pre-market teasers, off market opportunities and a head start on other house hunters by getting to see many of our new listings before they appear online. Find us by searching for [stephensons1871](https://www.stephensons4property.co.uk).



Inside

A generous L-shaped reception and inner hallway leads off into a large 19'9" (6.02m) long living room with impressive feature fireplace and coal effect gas fire (LPG), formal dining room and kitchen which currently offers the original 1995 range of base and wall storage cupboards, complemented by freestanding appliance space and a door leading into an adjoining snug/2nd sitting room with double doors opening out onto the fabulous paved terrace at the front of the property. It should be noted that all 3 formal reception rooms and the kitchen enjoy a delightful rural outlook.



The 4th bedroom/study is accessed off the snug which also allows access into a double glazed conservatory, small utility room, cloakroom/wc and the double garage has been used to create a fabulous multi-purpose room which is currently being used as a games and entertainment room.

The bedrooms all enjoy rear garden views with the principal bedroom benefitting from an en-suite shower room and the house bathroom featuring both a bath and a larger than average separate walk-in shower.

A drop down ladder in the hall allows access up into the expansive 55'0" (16.76m) long loft space which features a max apex head height of 9'6" (2.90m) and presents a buyer with an opportunity to explore expanding the living space further (by up to approx. 820 sq ft) by way of a loft conversion, which of course would be subject to the necessary local authority regulations and consents.



Other internal features of note include an oil fired central heating system and a mix of both uPVC & timber framed sealed unit double glazing.

Outside

A sweeping driveway leads to generous hardstanding area for parking and the front garden is predominantly laid to lawn. An expansive paved seating area off the covered entrance enjoys glorious far reaching rural views across open countryside and also features exterior lighting and a power point.



The remainder of the 0.50 of an acre plot is also predominantly laid to lawn and includes an extended area of garden behind the hedge on the rear boundary, paved seating area off the conservatory, summer house and 4 timber built storage sheds.

Services

We have been advised by the vendor that all main services are connected to the property with the exception of gas and drainage is by way of septic tank.

Energy Efficiency

This property's current energy rating is E (48) and has the potential to be improved to an EPC rating of B (82).

Council Tax & Postcode

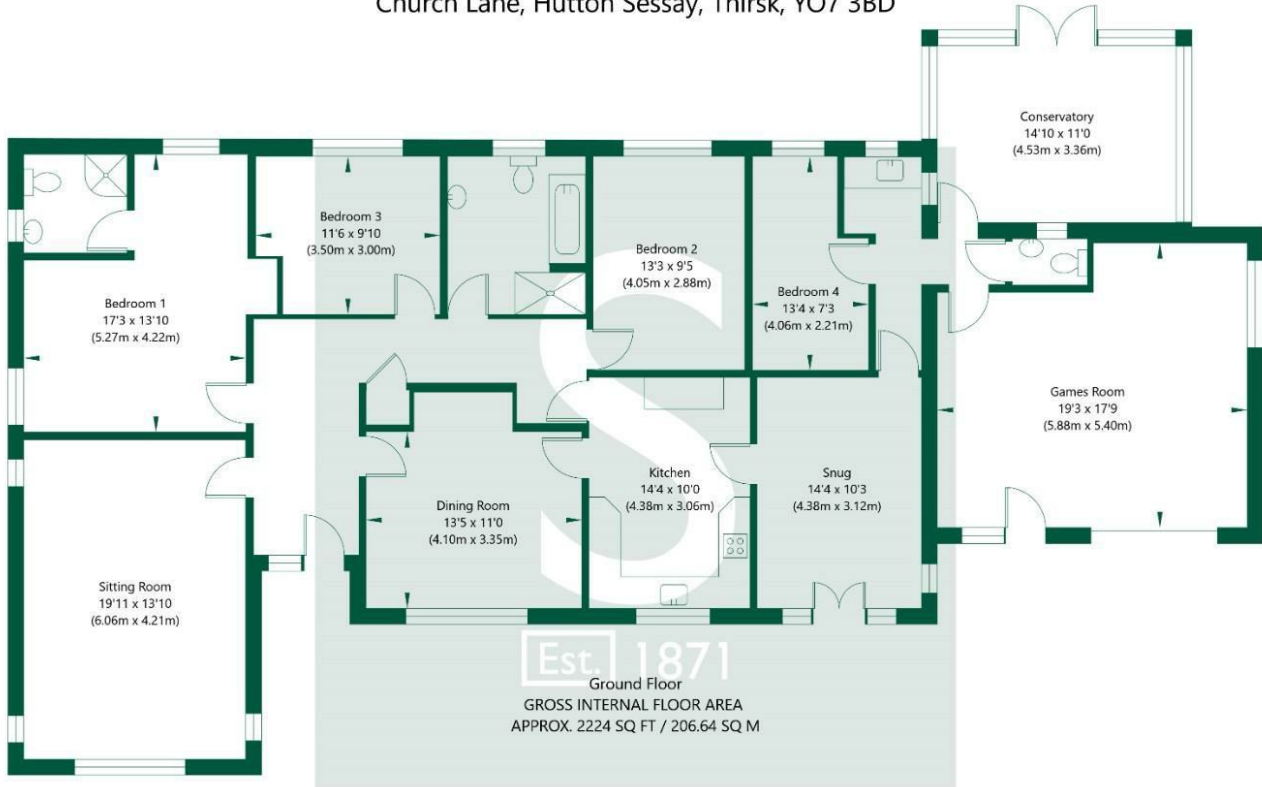
This property sits within North Yorkshire Council and is in the tax band of F. The postcode for the property is YO7 3BD.

Tenure

We have been informed by the vendor that the property is freehold.



Church Lane, Hutton Sessay, Thirsk, YO7 3BD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2224 SQ FT / 206.64 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
 www.exposurepropertymarketing.com © 2024



Stephensons

| | |
|---------------------|--------------|
| York | 01904 625533 |
| Knarborough | 01423 867700 |
| Selby | 01757 706707 |
| Boroughbridge | 01423 324324 |
| Easingwold | 01347 821145 |
| York Auction Centre | 01904 489731 |
| Haxby | 01904 809900 |

Partners

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

Associates

N Lawrence

