



Felixkirk, Thirsk Guide Price £399,995

A beautifully presented 3 bedroom property enjoying an enviable hillside position on the rural fringes of one of the area's most picturesque villages less than 3 miles from Thirsk. The stunning interior includes a 22'2" (6.76m) long living room with wood-burning stove, 29'8" (9.04m) long dining kitchen and a luxurious bathroom, complemented by a larger than average single garage, idyllic rear garden and breathtaking rural views to the rear.

*** NO ONWARD CHAIN ***

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Inside

An entrance hall with lime stone flooring and central staircase leads off into a 22'2" (6.76m) long dual aspect living room with oak flooring, wood-burning stove, wall light points and sliding double glazed doors providing fabulous views of the rural backdrop and access out into the rear garden. The stunning 29'8" (9.04m) long dual aspect dining kitchen was restyled in 2022 to provide expansive Minerva Blue Ice worktops with inset twin sink unit, generous base unit storage, integrated appliances (touch control induction hob, fan assisted oven and grill, dishwasher and washing machine) and a timber topped breakfast bar, complemented by further lime stone flooring and double glazed garden room area with rear garden and rural views. The ground floor also features an inner lobby with storage area and a cloakroom/wc.

The first floor landing leads off into 3 double bedrooms (1 with a built-in wardrobe & 1 with glorious rural views) and a luxurious and surprisingly spacious bathroom with a contemporary bath tub, heated towel rail and an impressive larger than average walk-in shower.

Other internal features of note include an oil fired central heating system, double glazing, oak interior doors throughout and drop down ladder access off the landing up into partially boarded loft space.

Outside

The front garden is mainly laid to lawn with raised sleeper bed borders and a shingled seating area. A vehicular right of way up the drive to the left of the property leads up to a larger than average single garage with a limited parking space in front.

The delightful part walled rear garden provides an attractively landscaped low maintenance area that is part paved, part shingled and features a host of maturing shrubs and climbers along with access into the garage.

Tenure

Freehold

Services/Utilities

Electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 76 * Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

D

Council Tax

E - North Yorkshire Council

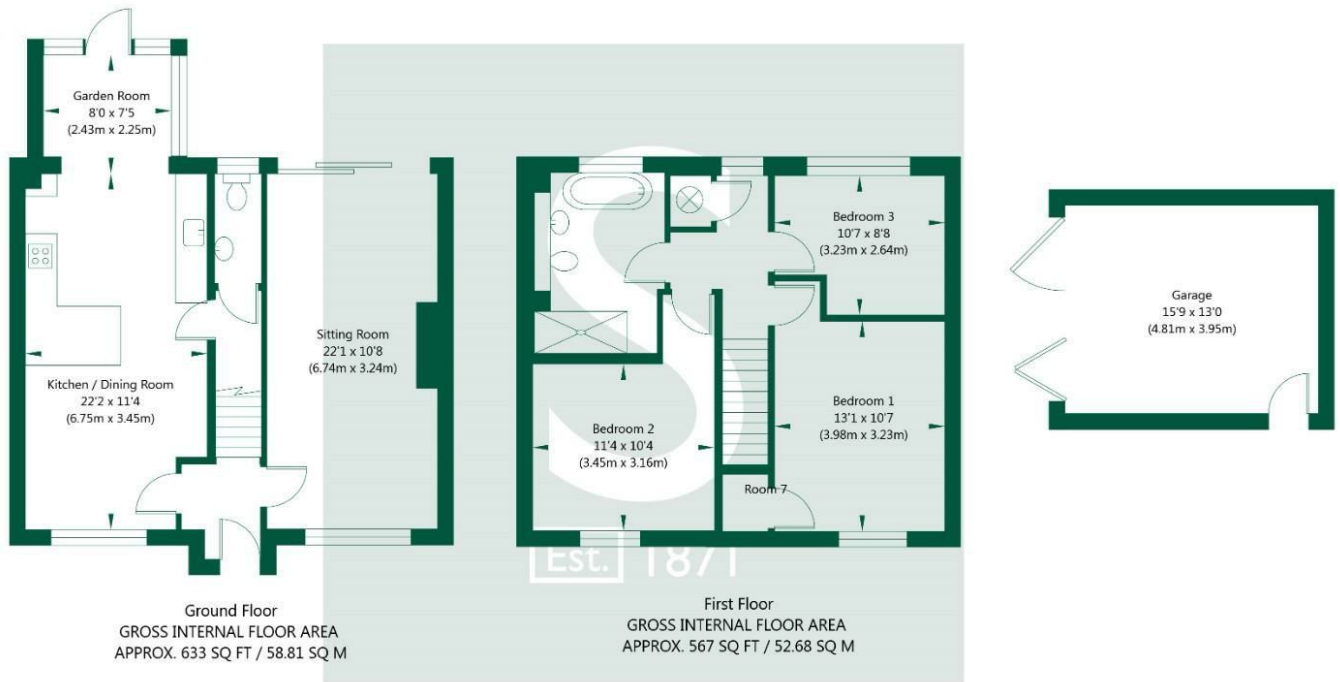
Current Planning Permissions

No current valid planning permissions

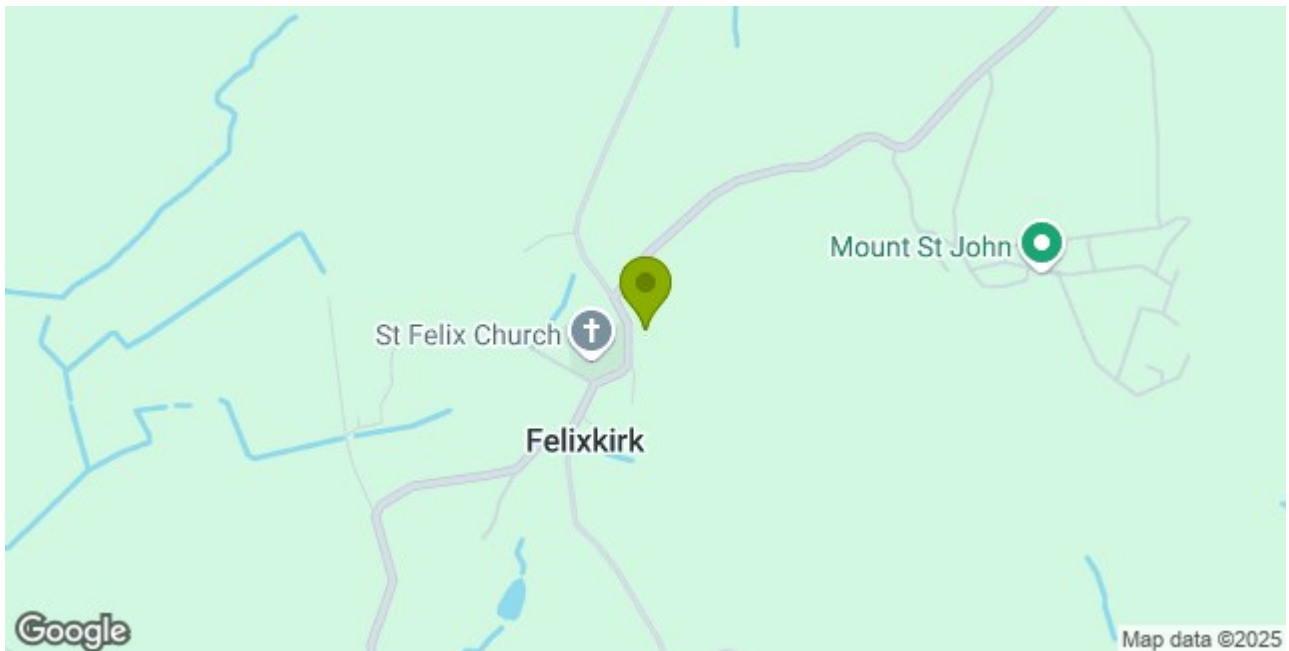
Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

St. Johns Garth, Felixkirk, Thirsk, YO7 2EG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1200 SQ FT / 111.49 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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