



Sessay, Thirsk Asking Price £675,000

**** WHITE HORSE VIEWS ****

An architecturally designed detached bungalow offering substantial and flexible 4 bedroom living accommodation overlooking the cricket ground, and being offered for sale with no onward chain.



Accommodation

Occupying a quite outstanding position overlooking Sessay Cricket Ground, The Meadows is a substantial architecturally designed detached bungalow set within generous and expertly manicured gardens with a superb open rear aspect towards the White Horse.

The property has been maintained over many years and is certain to be of interest to families as well as retirees looking for single storey accommodation.

Internally the property is entered at the front via a uPVC framed double glazed entrance door into a spacious reception hall with matching radiators and coved cornices. The principal reception room is represented by a lounge, positioned at the front of the property and featuring an electric fire set on a marble hearth with surround. The lounge includes twin radiators as well as coved cornices, twin arched displays as well as a television aerial point.

There is a separate cloakroom having a low flush w/c and a pedestal wash hand basin with tile splashbacks, Advent extractor fan and radiator.



Located beyond the lounge is the dining room with uPVC framed double glazed French doors leading out onto the side patio beyond with an uninterrupted view of the cricket ground. The dining room also benefits from twin radiators and coved cornices.

The property's kitchen is located at the rear of the house having a range of built in base units to three sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage and display cupboards with ceramic tile splashbacks. Included is a Kenwood electric oven and grill with separate 4-point ceramic hob unit with extractor canopy. Freestanding Miele dishwasher and integrated fridge unit. The kitchen has a dual aspect overlooking the cricket ground with an extended rear aspect towards the White Horse. There are recessed ceiling downlighters a radiator and vinyl flooring.

The rear entrance lobby leads out onto the gardens beyond and gives access to the utility room which has an additional fitted worktop with stainless steel sink unit as well as matching high and low level storage cupboards. There is plumbing for an automatic washing machine, a radiator, vinyl flooring and tile splashbacks.



The master bedroom is located at the front of the property having a double fronted built in wardrobe with coved cornices and radiator. Substantial en-suite bathroom having a traditional 3-piece suite with half height tile surround. The en-suite includes a shaving socket, extractor fan, radiator and built in linen cupboard.

There is an inner hall with double fronted cloaks cupboard, radiator and a built in airing cupboard housing the hot water cylinder and electric immersion heater. The inner hall also provides loft access.

Bedrooms 2 & 3 are located at the rear of the property both being spacious double rooms with radiators and built in wardrobes. The bedrooms are separated by a 'Jack and Jill' bathroom having a traditional three piece suite with half height tile splashbacks. There is a shaving socket and radiator.

Bedroom 4 is a further double room with built in wardrobe and radiator as well as an en-suite shower room which has a low flush w/c, pedestal wash hand basin and walk in shower cubicle with full height tile splashbacks. Radiator, shaving socket and extractor fan.

To The Outside

The property stands on a superb plot extending to just over a 1/3 of an acre in size with expertly maintained and manicured gardens creating the ideal family environment.

The property is accessed at the front through a pillared and gated entrance onto a substantial front and side block paved driveway with turning head which provides off street parking for numerous motor vehicles. The driveway extends to the rear of the property and in turn accesses the detached garage which is of brick and tile construction with remote activated up and over garage door, electric light and power.

Running full width across the front elevation is a flagged patio with Dwarf wall and adjoining rockery. The property's front and side gardens are extensively laid to lawn with a south facing flagged patio running out from the dining room. The side garden also enjoys landscape and planted borders.

The rear garden is separated into two parts being almost comprehensively laid to grass with a dividing fence and Pergola. To the rear of the garage is a lean-to greenhouse with adjoining gravelled and concrete hardstanding.

The rear and side gardens are enclosed to all sides by fenced and well maintained hedged boundaries.

The property benefits from oil fired central heating and double glazing throughout and has a generous loft space with the potential for further expansion and improvement. There is no doubt that the property occupies one of the most sought after positions within the ever popular village of Sessay and an early inspection is strongly recommended.

Services

We have been advised by the vendor that all main services are connected to the property.

Energy Efficiency

This property's current energy rating is D (60) and has the potential to be improved to an EPC of C (72).

Council Tax & Postcode

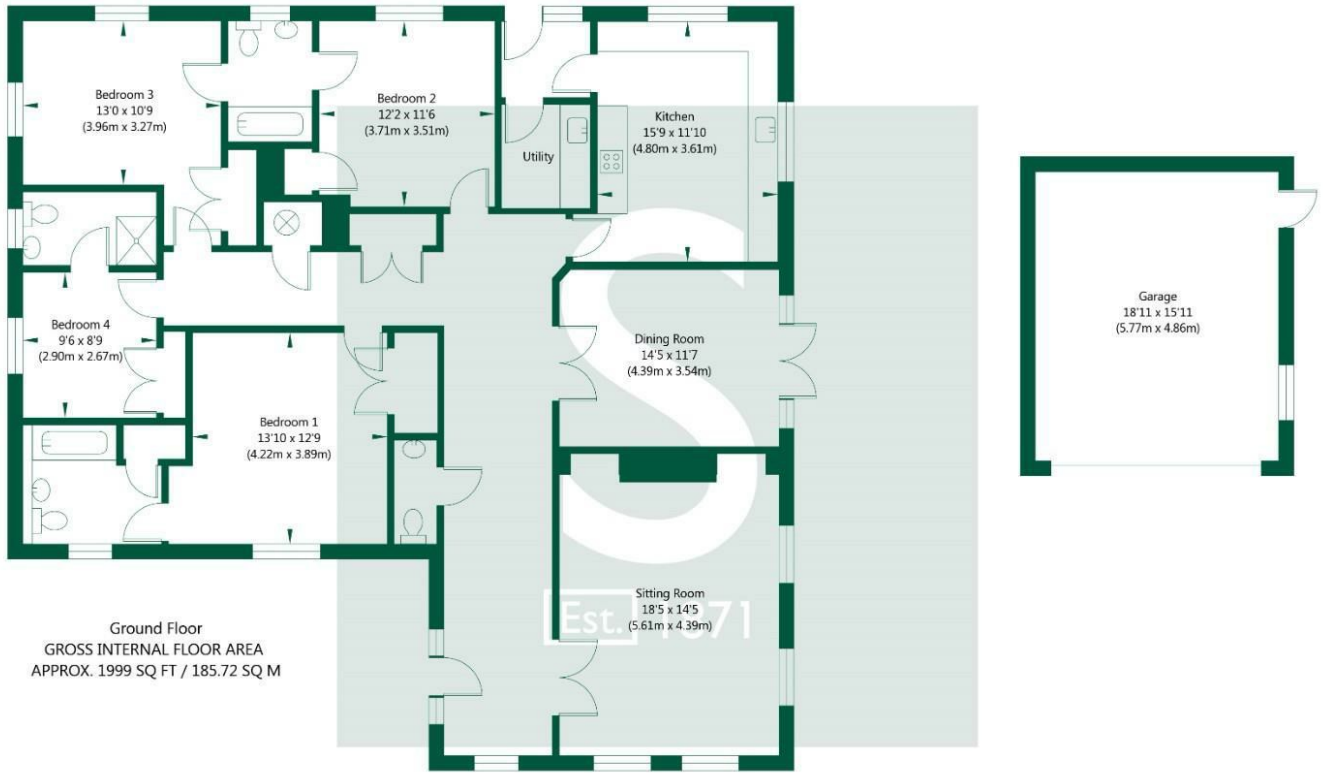
This property sits within North Yorkshire Council and is in the tax band of F. The postcode for the property is YO7 3BE.

Tenure

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



Sessay, York, YO7 3BE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1999 SQ FT / 185.72 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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