

Chris Clubley & Co.

Chartered Surveyors, Estate Agents & Letting Agents

Loups Cottage,
Thixendale, York, YO17 9TG
Price £285,000



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****NESTLED IN THIS SOUGHT AFTER YORKSHIRE WOLDS VILLAGE OF THIXENDALE**** This well proportioned detached family house, merits your earliest attention. The accommodation comprises entrance hall, sitting room with log burning stove, dining kitchen, four bedrooms, family bathroom, integral garage, delightful rear garden with views overlooking the valley. Solar panels & oil heating system.

Full and early viewing is highly recommended.

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Loups Cottage, Thixendale, York, YO17 9TG

LOCATION

Thixendale is a picturesque village nestling in the Yorkshire Wolds between the market towns of Malton and Pocklington and has the benefit of a public house, shop and village hall.

DIRECTIONS

On leaving our Market Place office head towards the Post Office, at the junction of Chapmangate turn right and the almost immediately left onto The Mile. At the roundabout turn right signposted Millington. Continue on this road until the junction of the A166 York to Driffild Road. Turn right and then take the next turning left signposted Thixendale and Malton. Take the next right signposted Thixendale and continue down into the Valley, taking the turning on the left into the village itself. Loups Cottage is situated on the left hand side identifiable by our for sale board.

THE ACCOMMODATION COMPRISES;

ENTRANCE HALL

16'5" x 8'0" (5.01m x 2.45m)
Front entrance door, stairs to first floor accommodation, radiator, and sealed unit window to the side elevation

CLOAKROOM/W.C

Fitted two piece suite comprising low level WC, wash hand basin and radiator.

SITTING ROOM

16'4" x 13'0" (4.99m x 3.96m)
Two wall light points, sealed unit window to the front elevation, log burner set in brick surround.

DINING KITCHEN

21'4" x 10'11" (6.51m x 3.32m)
Fitted with floor and wall cupboards, working preparation, drawers, built in oven, electric oven, built in dishwasher, sink unit, sealed unit window to the rear elevation, sliding doors to the rear and two double radiators.

UTILITY/REAR ENTRANCE

9'5" x 5'10" (2.88m x 1.79m)
Plumbing for automatic washing machine, belfast sink unit, sealed unit window to the rear elevation, rear external door, and personal door leading to:

INTEGRAL GARAGE

17'11" x 9'6" (5.47m x 2.89m)
Electrically operated and power and light is connected.

LANDING

BEDROOM ONE

12'1" x 11'0" (3.69m x 3.35m)
Measured excluding door area. Sealed unit window to the rear elevation and radiator. Walk in dressing area with opaque sealed unit window to the rear elevation. (This could easily made into a en-suite shower room)

BEDROOM TWO

14'4" x 11'5" (4.38m x 3.48m)
Sealed unit window to the front elevation and radiator.

BEDROOM THREE

16'0" x 9'5" (max) (4.88m x 2.87m (max))
Sealed unit window to the front elevation, velux style window to the rear elevation and radiator.

BEDROOM FOUR

9'10" narrowing to 6'7" x 10'1" (2.99m narrowing to 2.00m x 3.07m)
L shaped room, sealed unit window to the front elevation and radiator.

FAMILY BATHROOM

8'4" x 6'8" (2.55m x 2.03m)
Fitted suite comprising pedestal wash hand basin, low level WC, panelled bath, separate shower cubicle and radiator

OUTSIDE

Front garden, Garage and driveway. Lawned rear garden, green house, flower and vegetable beds. With views over looking the valley.

ADDITIONAL INFORMATION;

SERVICES

Mains Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

None of the electric or oil appliances have been tested by the agent.

FLOOR PLAN

This Plan is for illustrative purposes only

LOCAL AUTHORITY

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 4 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email surveys@chrisclubley.co.uk

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01759 304040 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application
Your home may be repossessed if you do not keep up repayments on your mortgage.

Chris Clubley & Co Ltd Estate Agents introduces to Chris Clubley & Co Ltd t/a The Mortgage advice Centre for the purposes of arranging and advising on mortgages and protection. Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is regulated and authorised by the Financial Conduct Authority

