

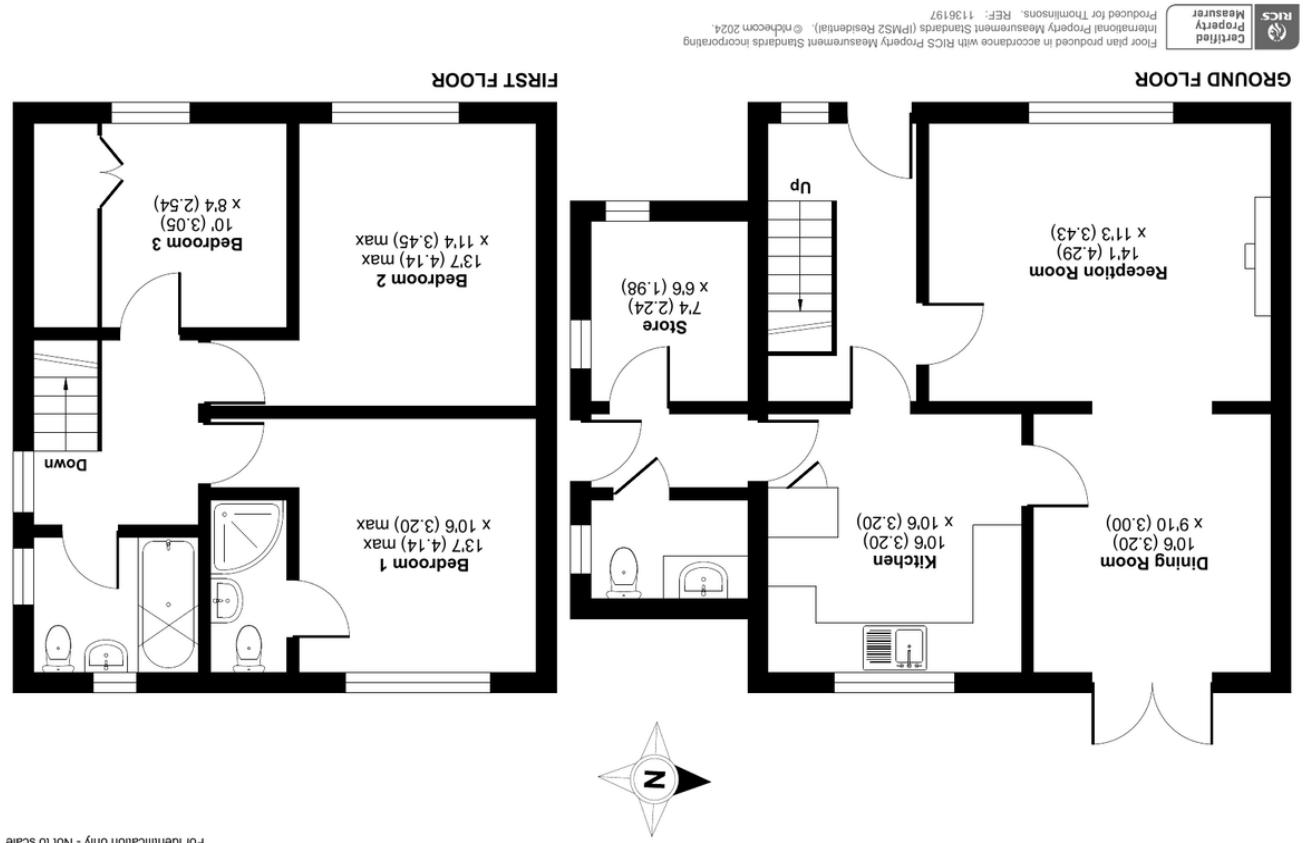


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Forsythia  
Thorp Arch Grange



Guide Price £349,000

## Forsythia, Thorp Arch Grange, Thorp Arch, LS23 7BA

**\*\*NEW PRICE\*\*** A spacious three bed semi-detached property situated in the popular village of Walton with accommodation as follows: Entrance Hall, Lounge through Dining Room, Breakfast Kitchen, Cloakroom/wc., Study. Master Bedroom with en-suite, Two Further Bedrooms and Bathroom. Gardens.

**NO ONWARD CHAIN | THREE BEDROOMS | VILLAGE LOCATION | EN-SUITE | GARDENS**

### SITUATION & DESCRIPTION

The village of Thorp Arch lies a short distance from the popular centre of Boston Spa, offering an attractive range of facilities and amenities, whilst also lying within comfortable commuting distance of all the major business centres of the region, including York, Leeds and Harrogate

### GROUND FLOOR

#### ENTRANCE HALL

Radiator. Stairs to first floor. Understairs storage.

#### LOUNGE

14'0" x 11'4" with feature fireplace. Open plan with archway to Dining Area. Window to front aspect

#### DINING AREA

10'6" x 9'10" Double glazed double patio doors to rear garden. Radiator. Door to kitchen. Archway to lounge.

#### BREAKFAST KITCHEN

10'6" x 10'5" having a range of modern fitted units incorporating worktops with cupboards over and under, stainless steel single drainer sink, integrated oven, 4 ring gas hob with extractor over, Radiator. Double glazed window to rear. Door to rear hall.

#### CLOAKROOM/WC

with window to side aspect and having low level wc and wash basin.

#### OFFICE

7'5" x 5'10" Double glazed window to side. Radiator.

#### FIRST FLOOR

#### LANDING

double glazed window to side aspect, loft access

#### BEDROOM ONE

10'4" x 9'8" with double glazed window to rear aspect



#### EN-SUITE

being part tiled and having shower cubicle, pedestal washbasin and low level WC. Extractor

#### DOUBLE BEDROOM TWO

10'6" x 11'4" with double glazed window to front

#### BEDROOM THREE

10' x 8'4" Double glazed window to front.

#### BATHROOM

having a white suite comprising panelled bath with shower attachment, vanity wash hand basin and low level WC

#### OUTSIDE

Lawned gardens to both front and rear with garden shed and SINGLE GARAGE

#### COUNCIL TAX BAND C

