



Gwenva Rise  
Hunsingore LS22 5HY



# Gwenva Rise, Hunsingore, Hunsingore LS22 5HY

A stunning two bedroom detached bungalow with a high specification throughout. Ready to move into, the bungalow which occupies a quiet and private position within the rural village of Hunsingore, is a superb opportunity to acquire a home maintained to an excellent standard and viewing is paramount.

Arranged over a single storey with extensive room to expand the living space via the loft/roof space storage area in the eaves, the property offers a range of light and spacious accommodation comprising an entrance hall, large sitting room with adjoining conservatory beyond, substantial kitchen with further dining area, two well-proportioned double bedrooms and a well appointed house shower room.

Externally the property is fronted by an established and attractive garden including a well-manicured lawn and mature borders and paved sitting out area with a substantial detached single garage lying to the rear and private parking. The property also holds superb panoramic views of the local landscape, not overlooked, and is ideally situated for those looking for the peace and quiet of village life.

The village of Hunsingore is a Conservation Area and ideally situated for those wishing to enjoy rural North Yorkshire whilst also being in close proximity to the A1, town and business centre

amenities. The nearest train station being a 5 minute drive. A short drive into the centre of Wetherby provides access to a number of excellent amenities and facilities whilst the regional business centres of York, Harrogate and Leeds are all within commuting distance.

## ENTRANCE HALL

Spacious and light with column radiator

## LOUNGE

With Kardean wood flooring, bay window with Plantation shutters to front aspect and sliding patio door to conservatory  
Marble fireplace inset with electric living flame fire

## BEDROOM ONE

Bay window incorporating Plantation shutters to front and window to side aspect, column radiator

## BEDROOM TWO

With window to rear aspect

## BATHROOM

Fully tiled and having large walk in shower enclosure with overhead shower and hand held shower attachment, concealed WC, vanity washbasin, chrome ladder style heated towel rail

## DINING KITCHEN

Kardean wood flooring and having quality wall and floor mounted units with 30mm quartz worktops over incorporating double ceramic Belfast sink with mixer tap, integrated Neff double oven, integrated larder fridge, integrated freezer, integrated dishwasher, centre matching island with ceramic induction hob and lighting over with seating area, window to side and rear, door to conservatory, LED lights, additional dining space with large bay window with Plantation shutters to front aspect with Plantation shutters, two column radiators and upright wall radiator.

Loft Access with pull down ladder, the loft area is extensive, boarded and could be made into further accommodation subject to planning.





### CONSERVATORY

With sliding patio door to side and door to rear, built in storage cupboard

### GARAGE

Single garage with remote control, power and light, parking.

### OUTSIDE

Private well maintained stocked front garden mainly laid to lawn with stamped stone effect drive and patio area and gates leading to side aspect for alfresco dining.

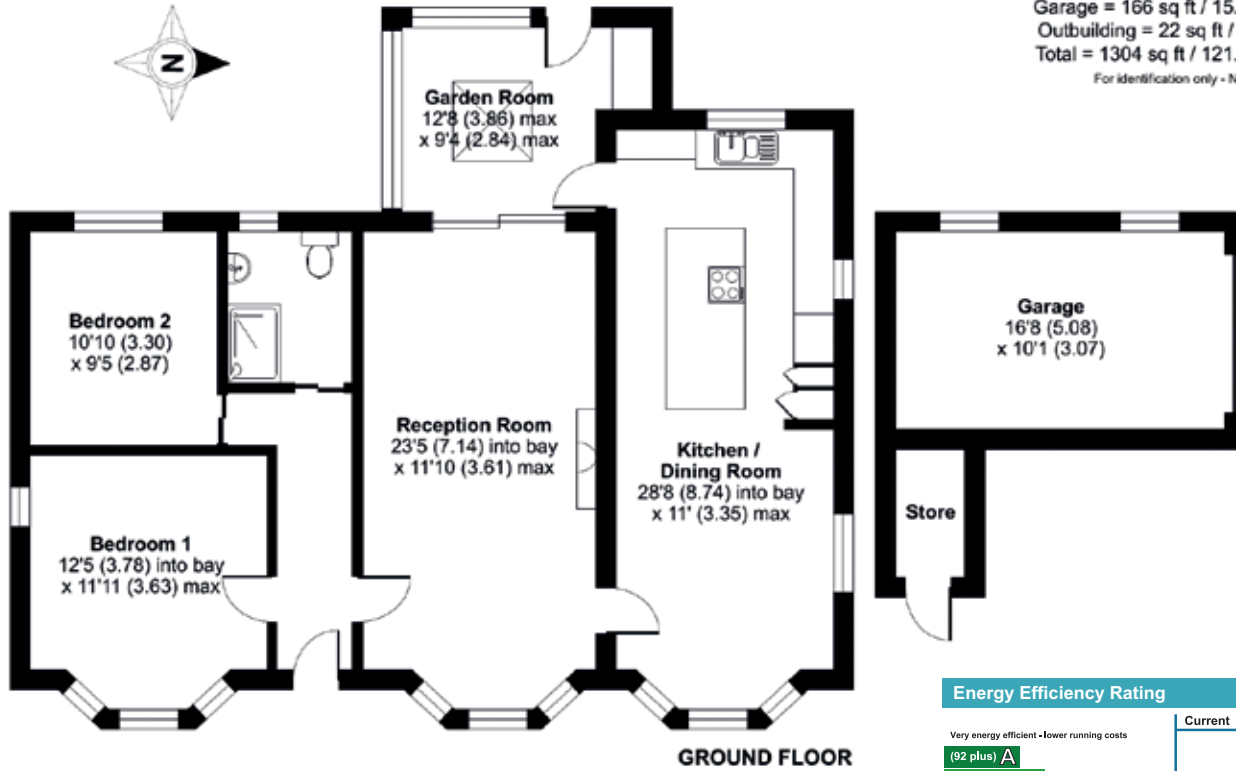
### DIRECTIONS

Leaving Wetherby north bound on the Deighton Road proceed to the roundabout at the junction of Deighton Bank and the A168, taking the first left turn onto Deighton Bank. Proceed northwards passing by the village of Walshford, crossing over the roundabout and continuing over the fly over and over the next roundabout. Continuing on Moor Lane, proceed into the village of Hunsingore taking the next right turn onto Church Hill, continue and bear right before taking the next right turn opposite the church. The bungalow will be found after approximately 150 yards on the right hand side marked by our For Sale board.

### VIEWINGS

Viewings are strictly by appointment with the selling agent, 01937 582748 or office @thomlinsons.co.uk





Approximate Area = 1116 sq ft / 103.6 sq m  
 Garage = 166 sq ft / 15.4 sq m  
 Outbuilding = 22 sq ft / 2 sq m  
 Total = 1304 sq ft / 121.1 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © redw.com 2024. Produced for Thomlinsons. REF: 1153995

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