



1 THORALBY ROAD

AYSGARTH, WENSLEYDALE, DL8 3AG

£285,000
FREEHOLD

Enjoying a good sized site surrounded by open countryside within the heart of Wensleydale, this well presented 3 bedroom semi detached family house has been thoroughly modernised and refurbished in recent years. Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Cloakroom/WC, 3 Bedrooms, Bathroom/WC, Garage, Driveway, Good Sized Garden, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER D66.

NORMAN F. BROWN

Est. 1967

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• 3 BEDROOMS • GOOD SIZED
SITE • SURROUNDED BY OPEN
COUNTRYSIDE • RECENTLY MODERNISED
AND REFURBISHED • GARAGE AND
DRIVEWAY • OIL CENTRAL HEATING • UPVC
DOUBLE GLAZING



DESCRIPTION

Enjoying a good sized site surrounded by open countryside within the heart of Wensleydale, this well presented 3 bedroom semi detached family house has been thoroughly modernised and refurbished in recent years. Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Cloakroom/WC, 3 Bedrooms, Bathroom/WC, Garage, Driveway, Good Sized Garden, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER D66.

ENTRANCE HALL

Ceramic tiled floor, radiator, understairs storage cupboard with light and power socket. Upvc double glazed window to side. Composite external door to front with double glazed panels. Part glazed doors to Lounge, Dining Room and Kitchen.

LOUNGE

Cast iron multi fuel stove with stone hearth, fitted shelving, radiator. Upvc double glazed window to rear. Part glazed door to Entrance Hall.

DINING ROOM

Dado rail, fitted shelving, radiator. Upvc double glazed bay window to front. Part glazed door to Entrance Hall.

KITCHEN

Tiled surrounds, ceramic single drainer sink unit with mixer tap, oak work tops, sage green cupboards and drawers, built in double fan assisted electric oven and 4 ring ceramic hob with stainless steel extractor hood over, plumbing for dishwasher, fridge/freezer space, radiator, dimmable LED ceiling spotlights, ceramic tiled floor, loft hatch, chrome wall mounted pan rack. Upvc double glazed window to side. Part glazed doors to Hall and Utility Room.

UTILITY ROOM

Tiled surrounds, ceramic double sink unit, oak work tops, dark green cupboards, oil fired combi boiler (installed in

2022), plumbing for washing machine, tumble dryer space, ceramic tiled floor, heated towel ladder, fitted shelving, dimmable LED ceiling spotlights. Upvc double glazed window to rear. Upvc double glazed external door to side. Part glazed door to Kitchen. Door to WC.

WC

Wash hand basin with tiled splashback, wc, heated towel ladder, ceramic tiled floor. Upvc double glazed window to side. Door to Utility Room.

LANDING

Loft hatch. Upvc double glazed window to side. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Built in wardrobes, radiator. Upvc double glazed window to rear. Door to Landing.

BEDROOM 2

Built in wardrobe, fitted shelving, radiator. Upvc double glazed window to front. Door to Landing.

BEDROOM 3

Radiator. Upvc double glazed window to front. Door to Landing.

BATHROOM/WC

Pedestal wash hand basin, panelled bath with shower over and curtain and rail and tiled surrounds, extractor fan, wc, heated towel ladder, ceramic tiled floor, dimmable ceiling LED spotlights. Upvc double glazed window to side. Door to Landing.

OUTSIDE

Good Sized Private Garden

Enclosed by stone walls comprising lawn, flower beds, ornamental trees, two stone flagged patios, cold water tap, security lighting, front entrance path (shared with no.2), modern plastic oil tank (1250 litre capacity), electric meter

box, wood store, two outside double power sockets, stone flagged patio to gravel driveway with double metal gates and detached timber garage.

SERVICES

Mains electricity, water and drainage. Oil Fired Central Heating.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 86590.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website

<https://checker.ofcom.org.uk>

Property Reference – 18524483

Particulars Prepared – December 2024.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an

offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

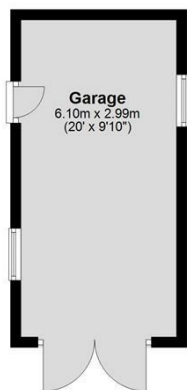
Council Tax – Band C

Viewings – By Appointment Only

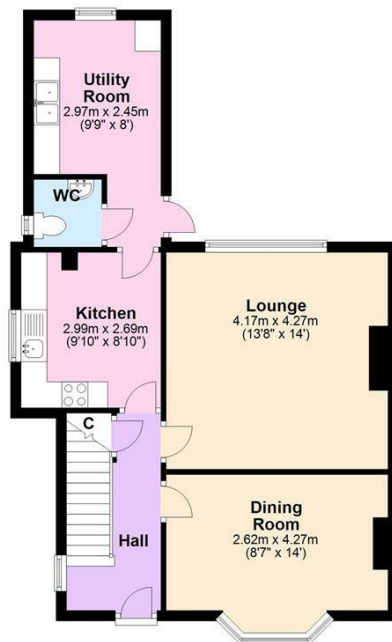
Floor Area – 1282.20 sq ft

Tenure – Freehold

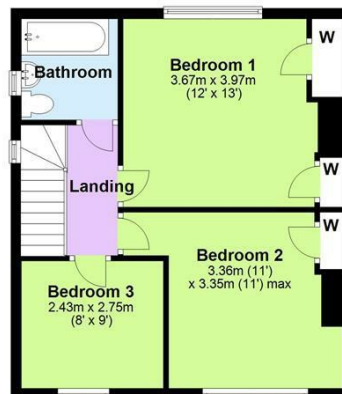




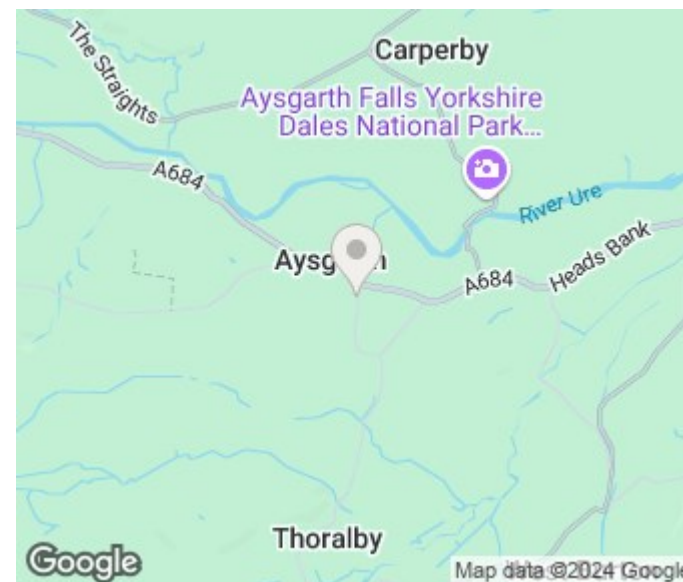
Ground Floor
Approx. 74.7 sq. metres (803.8 sq. feet)



First Floor
Approx. 44.4 sq. metres (478.4 sq. feet)



Total area: approx. 119.1 sq. metres (1282.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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NORMAN F.BROWN

Est. 1967