

# HUNTERS®

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## Oval View

Sessay, YO7 3NQ

Asking Price £330,000



Council Tax: D



# 5 Oval View

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## Sessay

Situated approximately 4 miles south-east of Thirsk, Sessay is a small linear village which offers an active community and sought after primary school. The village enjoys easy access to the A19 and local rail links, amenities can be found locally at Thirsk, Topcliffe and Easingwold including GP surgeries, restaurants and supermarkets.

The village hall hosts events most months including comedy nights, sewing clubs and numerous other functions. Throughout the winter months the bar is opened on Friday evenings and a regular coffee morning held on a Saturday morning.

Sessay offers a peaceful and rural location surrounded by beautiful North Yorkshire Countryside with easy access to road and rail travel together with a high number of nearby local amenities.

## Entrance Hall

With double glazed entrance door to the front elevation and electric radiator.

## Lounge

17'3" x 12'4" (5.28 x 3.76)

Enjoying a pleasant outlook over the cricket field and views toward Sutton Bank and The White Horse. With double glazed windows to both the front and side elevations, open fire with brick surround and timber mantle. Feature beam to ceiling, T.V Aerial point, and electric radiator.

## Dining Kitchen

15'5" x 11'6" (4.72 x 3.53)

Fitted with a range of wall and floor mounted units with solid wood work-surfaces and up-stands.

Belfast sink with mixer tap, range style cooker with extractor over and dishwasher. Useful under-stairs storage cupboard and double glazed window to the rear elevation.

## Utility

With space and plumbing for a washing machine, double glazed window and door to the rear garden.

## Cloakroom

With double glazed window to the rear elevation, low level w.c., part tiled walls, pedestal wash hand basin and double glazed window to the rear elevation.

## First Floor

### Landing

Galleried landing with access to the roof space and airing cupboard housing the hot water cylinder.

## Bedroom One

13'6" x 9'3" (4.14 x 2.82)

With double glazed window to the front elevation overlooking the cricket field, with views reaching to Sutton Bank and The White Horse. Fitted wardrobes with mirror fronted sliding doors, further fitted bedroom furniture and electric radiator.

## Bedroom Two

11'1" x 9'3" (3.40 x 2.82)

With double glazed window to the rear elevation, fitted wardrobes with folding doors and electric radiator.

## Bedroom Three

10'4" (max) x 5'10" (3.15 (max) x 1.80 )

With Double glazed window to the front elevation with views over the cricket field and views towards Sutton Bank and The White Horse.

## Bathroom

Fitted with a white suite comprising; wash hand basin on vanity, low flush WC and panelled bath with electric shower and glass screen over. Ceramic tiling to splash areas, shaver point & light, wall mounted heater and double glazed window to rear.

## Outside

### Garage and Parking

Brick-built garage with up and over door, designated parking for two cars.

### Gardens

To the front is a low maintenance gravelled area, gated access to the side and rear garden.

To the rear is a most attractive cottage garden with lawn, flower beds, summer house, gravelled pathways and a number of seating areas. Enclosed with an attractive brick-wall and wooden fencing. Gated access to the parking and garage.



## Road Map



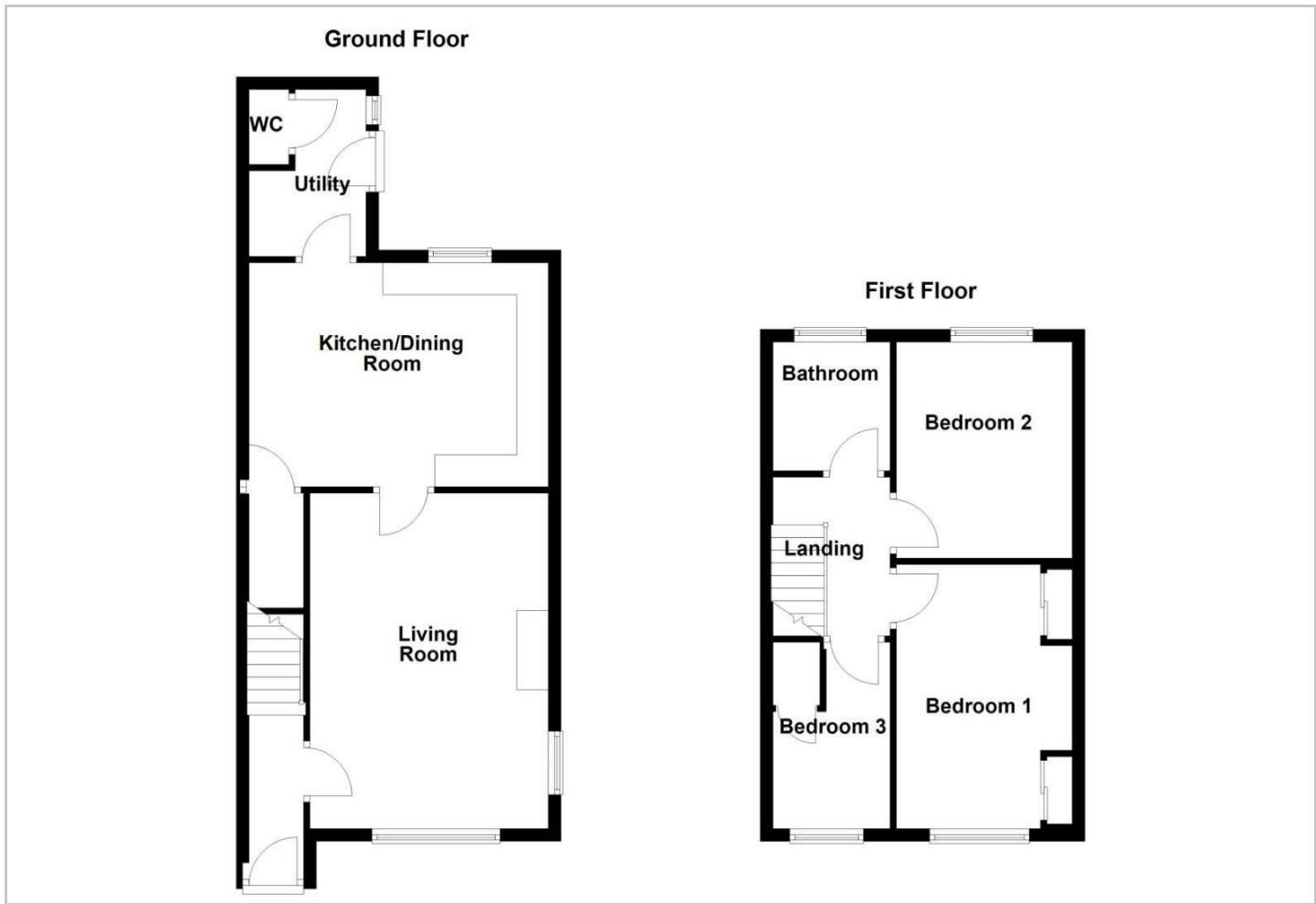
## Hybrid Map



## Terrain Map



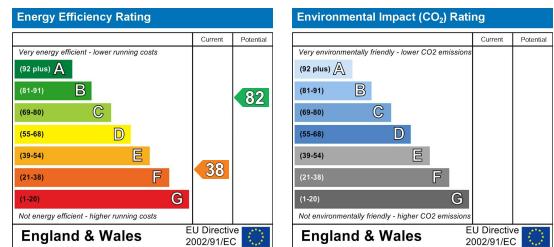
## Floor Plan



## Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.