

HUNTERS[®]

HERE TO GET *you* THERE



Craythorns Crescent

Dishforth, Thirsk, YO7 3LY

Offers Over £350,000



Council Tax: D



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Dishforth

A picturesque village ideally situated for travel by road, with access to the A1 and A168 only a short drive away, making Ripon, Harrogate, Boroughbridge, York (and beyond) readily accessible. The village offers a C of E junior school, two public houses, village 'tuck shop' selling staples such as bread and milk, and the Sunflower Bakery shed, selling cakes and sweet treats Friday to Sunday. A visit to the village is essential to fully appreciate the peace and convenience on offer.

Hall

Doors to dining kitchen and cloakroom. Central heating radiator and ceramic tiled floor.

Dining Kitchen

17'10" x 9'6" (5.46 x 2.92)

A well proportioned open plan room with French doors and window to the enclosed rear garden. The dining area is finished with a Herringbone laminated floor which continues into the kitchen area. The modern fitted kitchen units are complimented with granite work-surfaces and attractive glass splash-back. Appliances include; induction hob with extractor over, eye level double oven, bowl and a half sink with mixer tap, and space and plumbing for a dishwasher. Door to useful under-stair walk-in pantry cupboard housing space and plumbing for an automatic washing machine.

Cloakroom

Fitted with a white suite comprising; wash hand basin and WC on vanity. Ceramic tiled floor and splash-back and central heating radiator. Double glazed window to the side aspect.

Sitting Room

14'11" x 14'2" (4.55 x 4.34)

Double glazed box window to the front aspect, feature log burning stove set on a stone hearth with Oak beam mantle over. Coving to ceiling, central heating radiator and air conditioning unit. Stairs to first floor level and door to office.

Office

9'4" x 7'10" (2.87 x 2.41)

Useful space currently utilised as a home office. Central heating radiator.

First Floor

Gallery style landing with window to side aspect and central heating radiator.

Bedroom One

14'11" x 9'3" (4.57 x 2.82)

Fitted wardrobe with sliding mirrored doors, double glazed window to the front aspect and central heating radiator.

Bedroom Two

12'8" x 9'1" (3.88 x 2.77)

Fitted wardrobes with overhead cabinets, double glazed window to rear elevation and central heating radiator.

Bedroom Three

9'10" x 9'1" (3.02 x 2.77)

Double glazed window to the rear elevation and central heating radiator.

Bedroom Four

14'0" x 11'5" (4.29 x 3.48)

Double glazed window to the front elevation and central heating radiator.

Bathroom

7'10" x 6'9" (2.41 x 2.08)

Fitted with a modern white suite comprising; wash hand basin set on vanity, low flush WC and panelled bath with rainfall shower and glass screen over. Finished with attractive shower boarding to splash-back areas, tiling to floor and half wall height. Wall mounted mirror with in-built light feature. Underfloor heating.

Outside

To the rear is a fully enclosed garden which is mainly laid to lawn with planted borders. A paved pathway from the covered patio leads to the Garden Room.

The covered patio is a real feature of the home, a most versatile area offering space for dining, seating, clothes drying, storage and garden shelter.

Garden Room

20'6" x 10'4" (6.27 x 3.15)

Purpose built and fully insulated, with light and power. Suitable for use as a home office, garden room or play space.

Driveway and Storage

Brick-set driveway leading to the up and over door entrance, further parking space on the artificial grass area with hedge border.

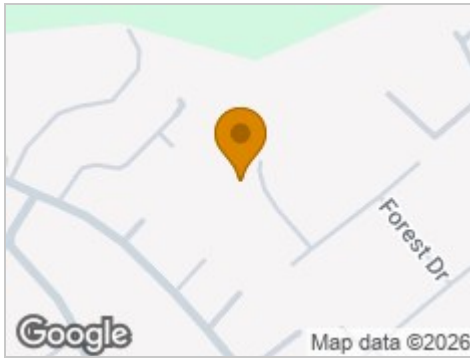
The garage has been split internally to create the office space within the house, the remaining area provides ideal storage space for bikes and gardening tools.

Planning Permission

Planning Permission has been granted in full for a two storey extension to create a new kitchen and primary bedroom with en-suite. Full details can be found using 25/03202/FUL.



Road Map



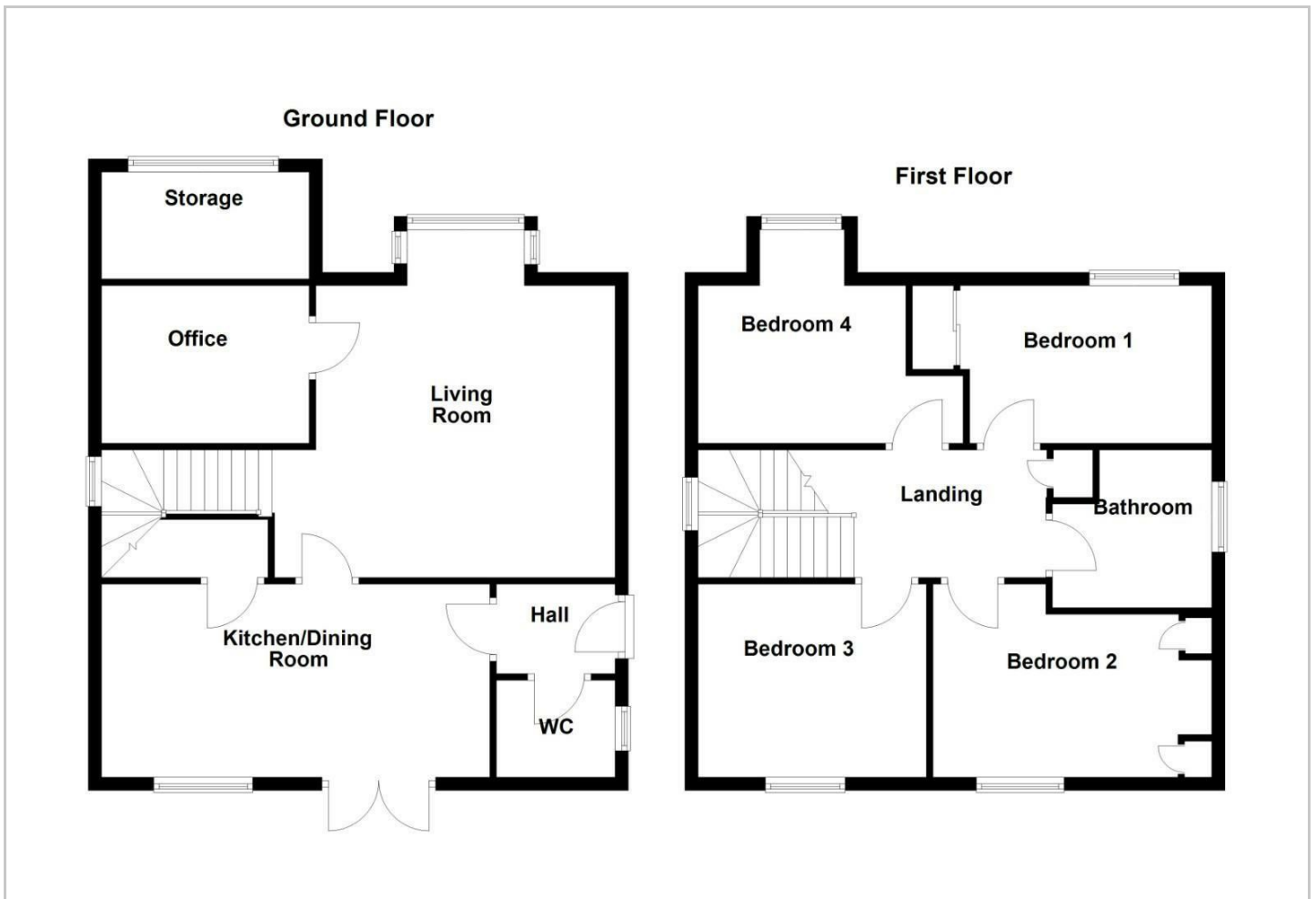
Hybrid Map



Terrain Map



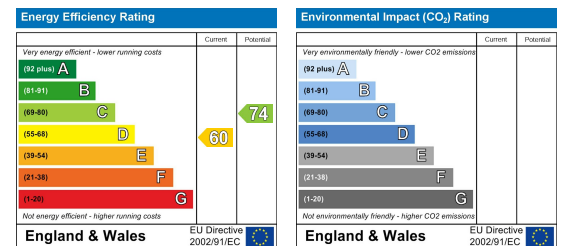
Floor Plan



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.