



GSC GRAYS

6 ST JOHN'S GARTH

Felixkirk, near Thirsk

6 ST JOHN'S GARTH

Felixkirk, Thirsk, North Yorkshire, YO7 2EG

*Thirsk 4 miles; Northallerton 12 miles; Boroughbridge 15 miles
(Distances Approximate)*

A NICELY POSITIONED THREE BEDROOM SEMI-
DETACHED HOUSE HAVING POTENTIAL FOR ADDED
ENHANCEMENT/EXTENSION ON THE EDGE OF A LOVELY
VILLAGE NOTED FOR ITS INDIVIDUAL HOMES, CLOSE
TO THIRSK IN THE HEART OF NORTH YORKSHIRE

ACCOMMODATION

Entrance hall. Sitting room • Dining kitchen
Utility Room • Integral single garage

Landing • Three bedrooms • House bathroom

EXTERNALLY

Detached double garage • Ample Parking
Generous Gardens bordering open countryside to the side and rear

Standing in around 0.26 acres | For sale by Private Treaty



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GSCGRAYS.CO.UK





SITUATION

Felixkirk village enjoys an elevated country setting with resultant long distance westerly views plus the convenience of being 5/6 minutes from the junction of the A1/A168 trunk roads providing excellent accessibility further afield. The extensive facilities in Thirsk are some 10 minutes distant with the village itself noted for the popular Carpenters Arms public house and restaurant.

DESCRIPTION

The property takes advantage of its position on the fringe of the village, just outside the conservation area, bordering open grassland to both the side and rear. Currently having an overall floor area of some 1260 sq ft, until recently the property has been let and is presented in good order, ready for immediate occupation. That said there is significant potential for further enhancement. The integral single garage could readily be incorporated as additional living accommodation, with various options relating to the site of a sectional concrete double garage either for extension of the present house, repositioning of the garaging provision and/or the creation of secondary accommodation (subject to appropriate consents).

The property stands in a substantial plot incorporating terracing, lawned gardens, gravelled parking and woodland. Whilst access is currently via a shared driveway, there is potential to create a new driveway with access from the south-west, giving greater prominence and presence to a property that offers significant opportunity for personalisation.

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession.

Services

Mains water, electricity and drainage with oil central heating and sealed unit double glazing.

Local authority and Council Tax

North Yorkshire Council - Band E

Easements and Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not.

what3words

///existence.system.prowling (roadway entrance)

Viewing Arrangements

Strict by appointment through selling agents - GSC Grays.
T: 01423 590500 | E: tajw@gscgrays.co.uk

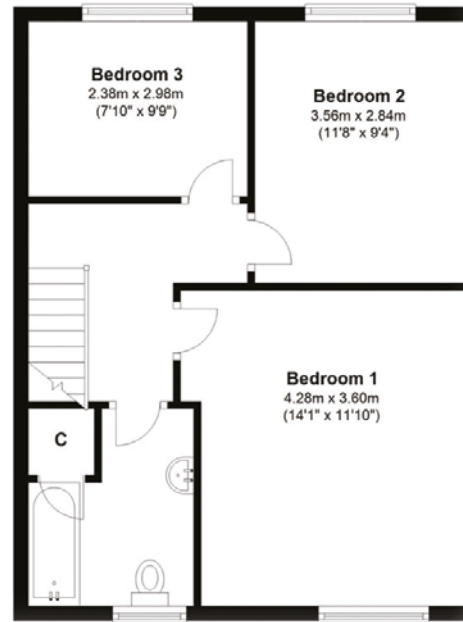


6 St. Johns Garth Felixkirk

Energy Efficiency Rating		
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		
Current	Potential	
62	77	

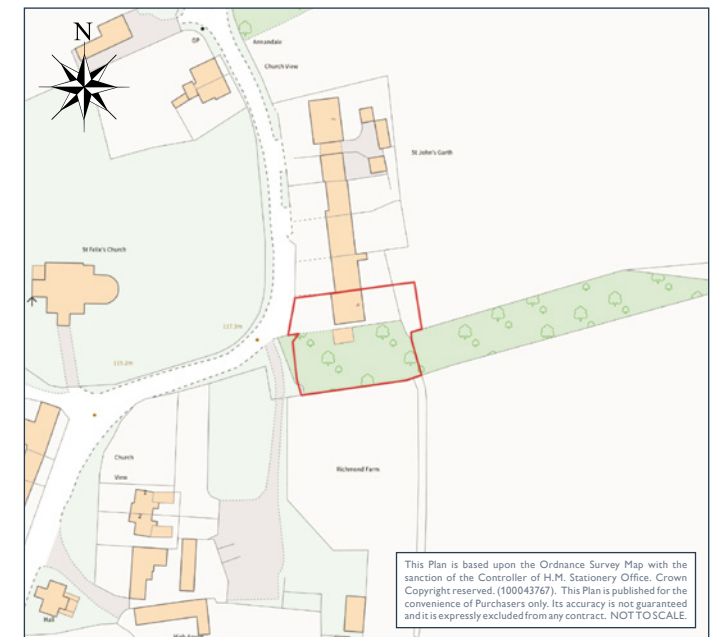
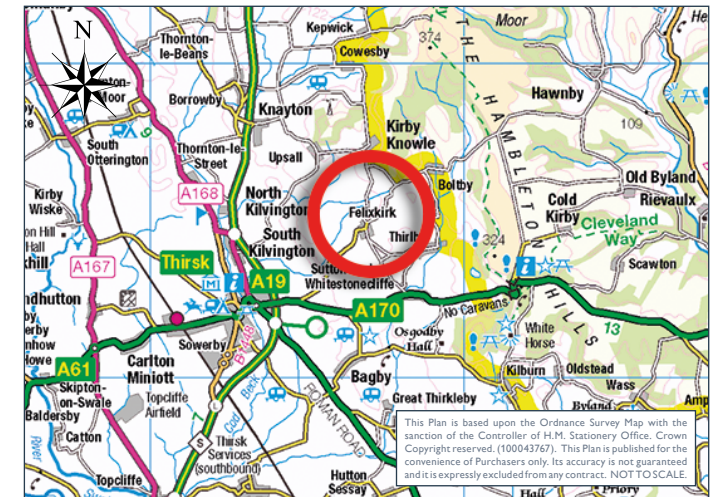


Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd



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