HUNTERS®

HERE TO GET *you* THERE



Upsall Road

South Kilvington, Thirsk, YO7 2NJ

Asking Price £299,500

3 1 2 D

Council Tax: D





Holmefield Upsall Road

South Kilvington, Thirsk, YO7 2NJ

Asking Price £299,500





Entrance Hall
Accessed via an entrance vestibule with tiled flooring. Access to all bedrooms, bathroom, kitchen and living room.

Living/Dining Room
17'5" x 12'11" (5.31 x 3.96)
With picture window to the front elevation, an Optimyst fire serves as the room's central focal point.

Kitchen
12'10" x 7'8" (3.92 x 2.36)
The kitchen, fitted with a good range of base and wall units, with complementary work surface over and an integrated sink with mixer tap. Included in the sale are a range of appliances, such as a range cooker with gas hob and double electric oven, washing machine, fridge, and separate freezer.

Bedroom One
11'5" x 9'9" (3.48 x 2.99)
With window to the side elevation.

Bedroom Two
10'0" x 7'6" (3.05 x 2.30)
Double bedroom with window to the side elevation and French doors opening into the conservatory.

Bedroom Three
10'11" x 7'9" (3.33 x 2.37)
A versatile room with windows to the vestibule and the side elevation.

Bathroom
9'8" x 4'9" (2.96 x 1.47)
Fitted with a three piece suite comprising panelled bath with electric shower over, WC and hand wash basin.

Conservatory
18'10" x 9'6" (5.76 x 2.92)
This room is a fantastic addition to the home with lovely views over the rear garden.

Garden
The South facing gardens are well-stocked and maintained, featuring lawned areas, raised beds, established borders, and open views to the rear over countryside and fields.

Garage and driveway
To the side, there is driveway parking which leads to a detached single garage.

Anti Money Laundering Regulations - Thirsk
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.









Road Map



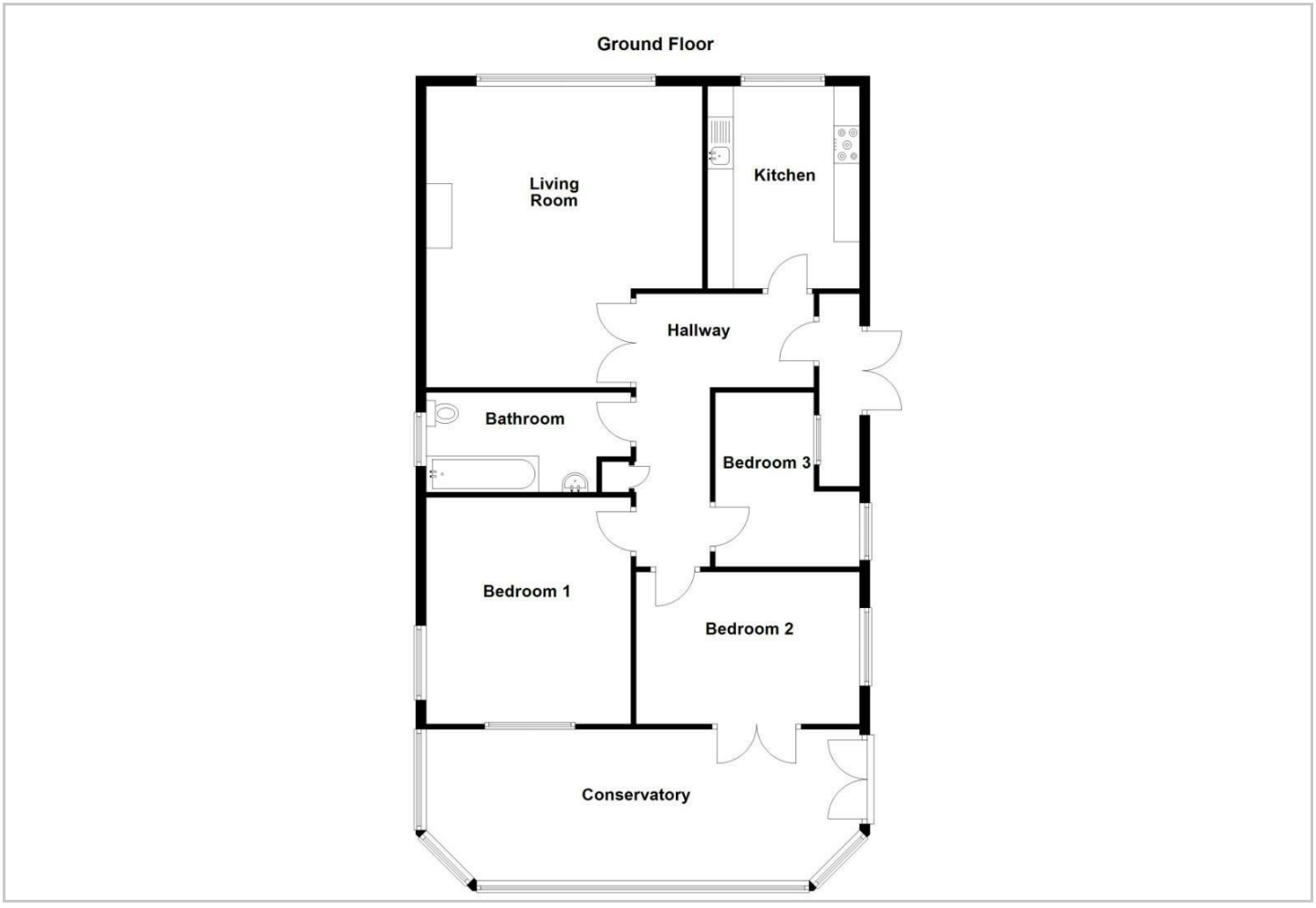
Hybrid Map



Terrain Map



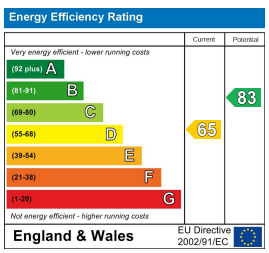
Floor Plan

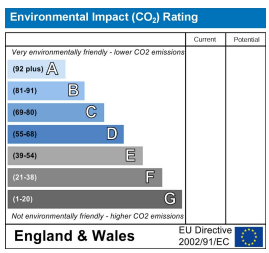


Viewing

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.

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