Croft Close, Thirsk YO7 2DA

£500,000

Stephensons
estate agents & chartered surveyors







A beautifully presented 4 bedroom detached village home featuring extended ground floor living accommodation, en-suite shower room to the principal bedroom, double garage and an idyllic rear garden.

Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps* download speed
EPC Rating: D - 62
Council Tax: E - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.







A reception hall with cloakroom/wc leads off into a 21'62" (6.45m) long dual aspect living room with contemporary log burning fire and access through into a formal dining area and a stunning architect designed garden room added in 2020 that features oak flooring with underfloor heating, remote control blinds and 2 sliding doors allowing access out into the beautifully landscaped rear garden.

The original 1990's 15'5" (4.70m) long kitchen/breakfast room provides generous storage, extensive worktop space and an integrated double oven and touch control hob complemented by a useful utility room leading off.

The first floor landing leads off into a principal bedroom with fitted wardrobes, rural glimpses and en-suite shower room, 3 further bedrooms (all with rural glimpses, 1 with a built-in wardrobe and 1 currently used as a study with fitted office furniture) and a house bathroom.

Other internal features of note include double glazing and an oil fired central heating system.

The pretty front garden provides a low maintenance area and a block paved double width driveway provides parking and access into a double garage with both light and power connected.

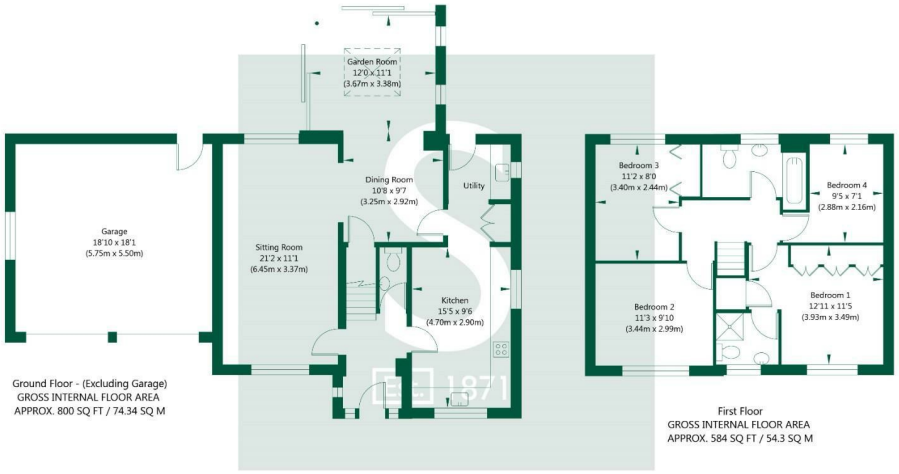
The beautifully landscaped rear garden enjoys a high degree of privacy and features a sculptured lawn, paved seating area, potting shed and well stocked flower and shrub bed borders complemented by glimpses of the White Horse.

AGENTS NOTE
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1384 SQ FT / 128.64 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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