



Rodina

Sessay, Thirsk, YO7 3JG



Robin Jessop

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An Immaculately Presented Detached Bungalow Subject to Agricultural Occupancy Condition.

- Spacious Detached Bungalow
 - Three Double Bedrooms
 - Accessible Location
- Surrounded by Open Countryside
 - Wrap-Around Gardens
 - Plenty of Parking
- Subject to an Local Agricultural Occupancy
 - Viewing by Appointment Only
 - Guide Price: £375,000

SITUATION
Sessay 2 miles, Dalton 2 miles, Topcliffe and A19 4 miles, Thirsk 7 miles, Easingwold 10 miles (all distances are approximate).

Rodina offers a unique opportunity to purchase a beautifully positioned bungalow in a well sought after area.

The property is accessed off ‘Blind Piece Lane’ which is nearby to the local villages of Sessay, Dalton, Asenby and Topcliffe which provide a range of services, facilities and amenities. As well as being in close proximity to the larger centres of Thirsk, Ripon, Easingwold and Northallerton.

The property also offers fantastic transport links with the nearby assess to the A1(M) and A19.

DESCRIPTION
Rodina is a detached bungalow with well presented gardens.

Internally the property is entered into a spacious entrance hall which leads to the

other rooms in the property. Heart of the home is found at one end of the property which features the open plan living room and dining room which offers a light and airy environment which then runs into the kitchen area. The kitchen area is well positioned overlooking the garden and paddock beyond. The hallway also leads to the useful utility area with access to the garden and space for utility appliances.

The accommodation in the property is finished off by three good sized double bedrooms with views over the front and rear garden as well as the family bathroom.

Externally, the property features a well proportioned parking area and lawned garden to the front which wraps around the rear of the property. To the side of the property is a productive vegetable garden and shed, for those who wish to grow their own fruit and vegetables.

AGRICULTURAL OCCUPANCY
The property is subject to a Local Agricultural Occupancy Condition. It is understood that the occupier needs to be or has been employed in agriculture or forestry within a 50 minute drive of the property. Please ask for further details.

GENERAL REMARKS AND STIPULATIONS
VIEWING
Strictly by Appointment with Robin Jessop Ltd – Telephone 01677 425950

OFFERS
All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS
Please note that if you are the successful purchaser, it is now a legal requirement for you to provide 2 forms of ID and proof of funds. to comply with Money Laundering Regulations.

METHOD OF SALE
The property is initially being offered for sale by Private Treaty. However, we

reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS
///hushed.acclaimed.youthful

FIXTURES AND FITTINGS
Only those fixtures and fittings described within this brochure are included in the sale.

TENURE
Freehold with vacant possession.

SERVICES
Mains electricity. Mains water. Foul Drainage to a Sewage Treatment Plant (Installed 2021). Broadband connection available.

LOCAL AUTHORITY
North Yorkshire County Council, County Hall, Northallerton, North Yorkshire, DL7 8AD.



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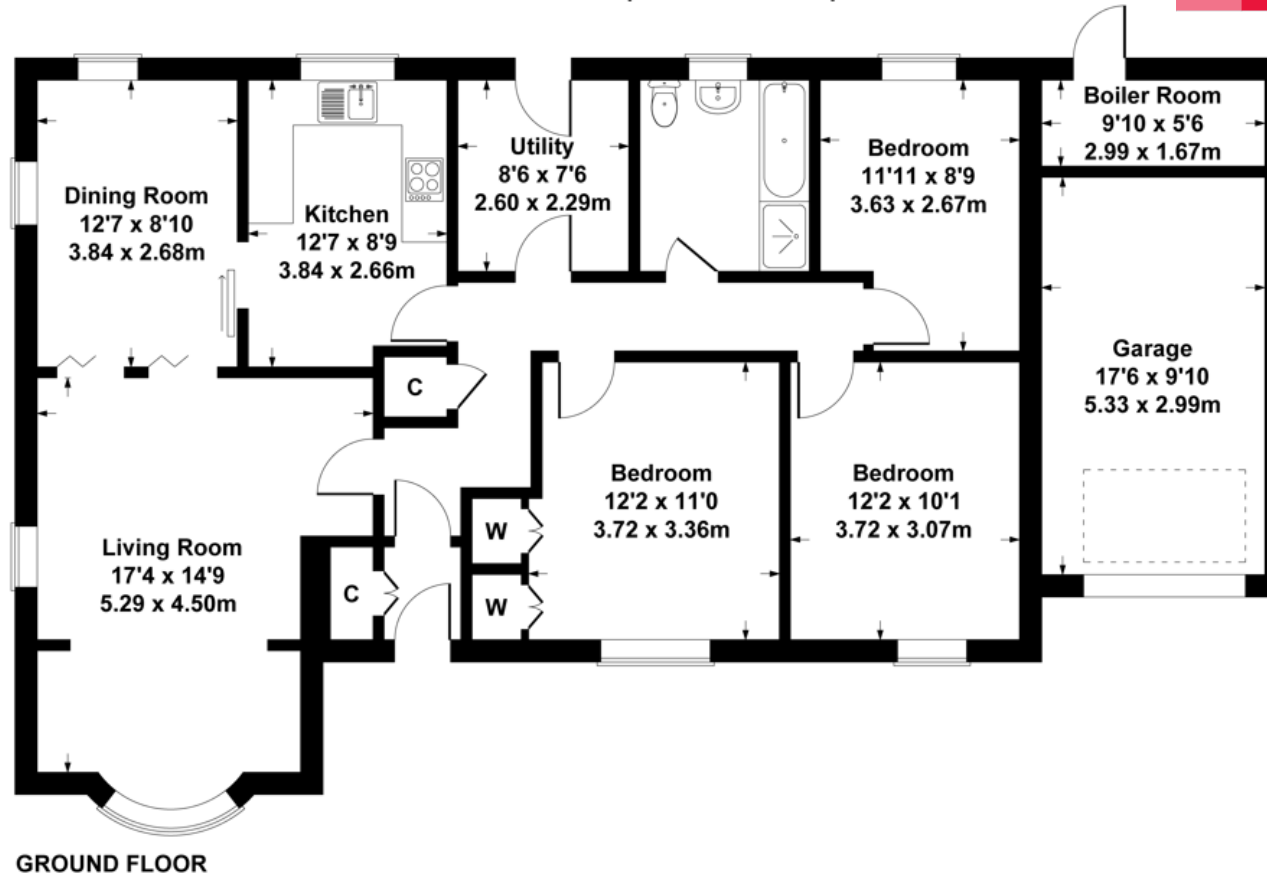
Approximate gross internal area

House 110 sq m - 1184 sq ft

Garage 16 sq m - 172 sq ft

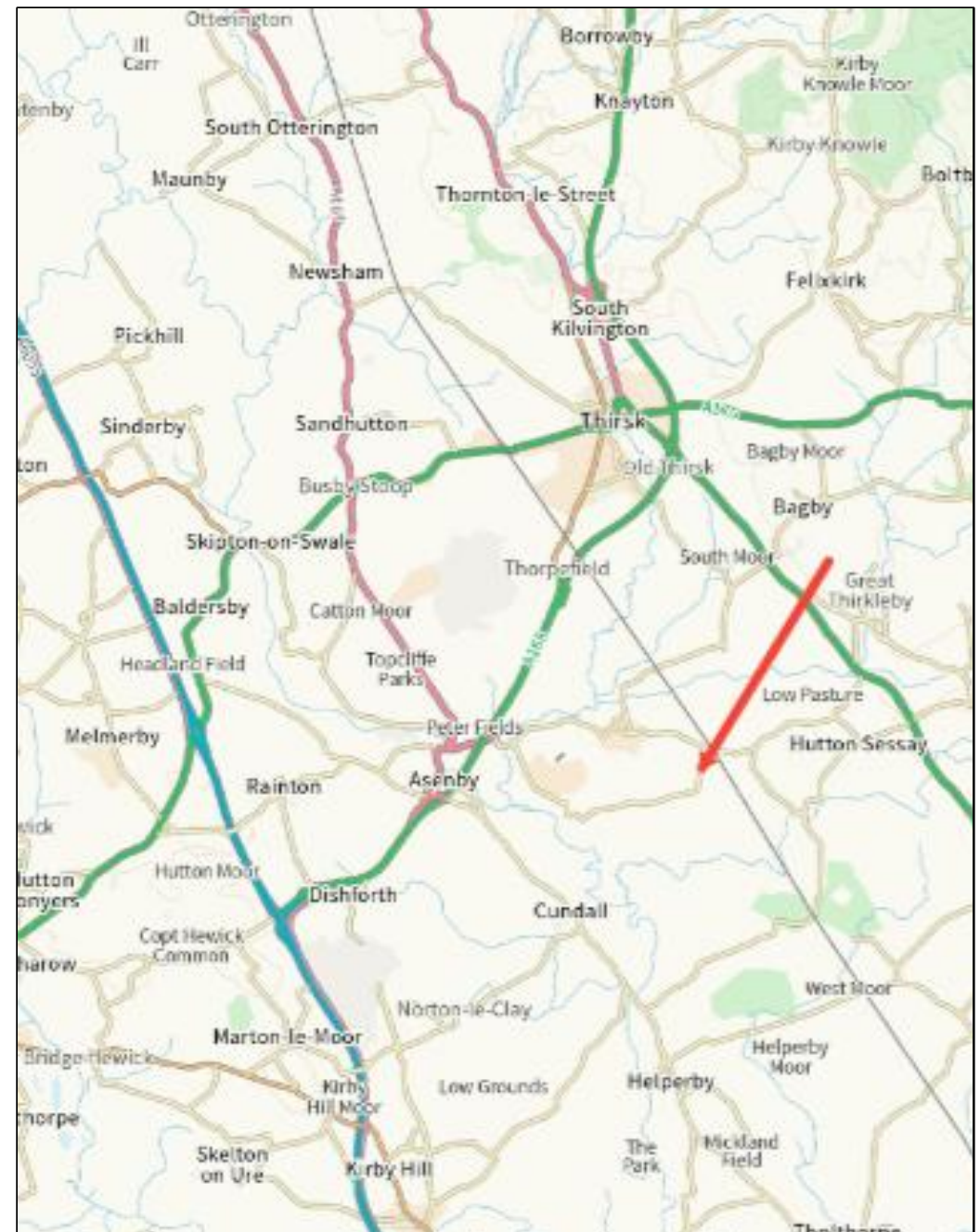
Total 126 sq m - 1356 sq ft

Score	Energy rating	Current	Potential
92+	A	89 B	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





4 North End, Bedale, North Yorkshire, DL8 1AB
Tel: 01677 425950 E info@robinjessop.co.uk

www.robinjessop.co.uk

Marwood House, Railway Street, Leyburn, North Yorkshire, DL8 5AY
Tel: 01969 622800 E info@robinjessop.co.uk



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