

# HUNTERS®

HERE TO GET *you* THERE



**Cundall Road**  
Asenby, Thirsk, YO7 3QZ

Asking Price £315,000



Council Tax: D



# Laygarth Cundall Road

Asenby, Thirsk, YO7 3QZ

Asking Price £315,000



## Entrance Hall

Giving access to all rooms and access to the part boarded loft from the hallway through a hatch and ladder.

## Sitting Room

14'6" x 12'0" (4.43 x 3.68)

A dual aspect room good size living room with a wood-burning stove and a large bay window overlooking the front garden. Front-facing window allows plenty of daylight open to:

## Dining Area

9'0" x 7'5" (2.76 x 2.27)

Window to front elevation.

## Kitchen

11'1" x 7'5" (3.40 x 2.27)

Fitted with a good range of contemporary base and wall units, with complementary worktop over. Integrated oven with hob and extractor hood over, space and plumbing for a washing machine. Window to the side elevation overlooking the south facing patio.

## Bedroom One

13'10" x 7'8" (4.23 x 2.36)

Double bedroom with window to the rear elevation overlooking the lovely South facing rear garden.

## Bedroom Two

10'9" x 10'6" (3.30 x 3.22)

A second double bedroom with window overlooking the rear garden.

## Bedroom Three

7'8" x 6'8" (2.36 x 2.05)

Currently used as a home office, this would also be ideal as a nursery or craft room.

## Bathroom

7'0" x 5'8" (2.15 x 1.75)

Comprises a panelled bath with shower over and glass screen, WC, pedestal sink, tiled surround, and an obscure glazed window to the rear elevation.

## Garage and Parking

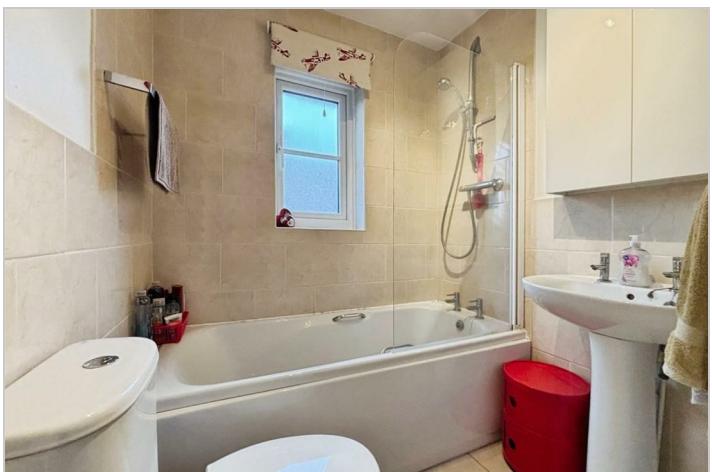
16'0" x 8'9" (4.90 x 2.69)

There is a single attached garage with up and over door and personal door to the rear. Ample additional off street parking is available on the driveway; an electric vehicle charging point is included in the sale.

## Gardens

The South-West facing rear garden has been beautifully designed and landscaped, and are a real feature of the property. Various areas have been created; a large stone patio with multiple seating areas, lawn, vegetable patch, and a children's play area.

To the front, the gardens are designed for low maintenance, featuring lawn, box lavender borders, and a stone-flagged pathway leading to the rear.



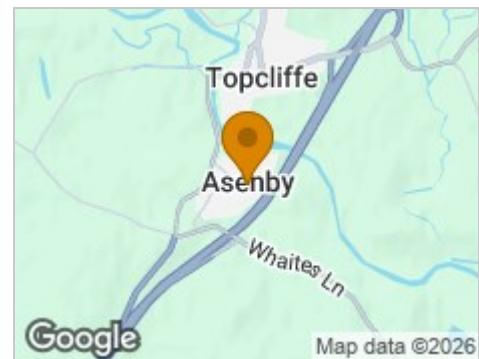
## Road Map



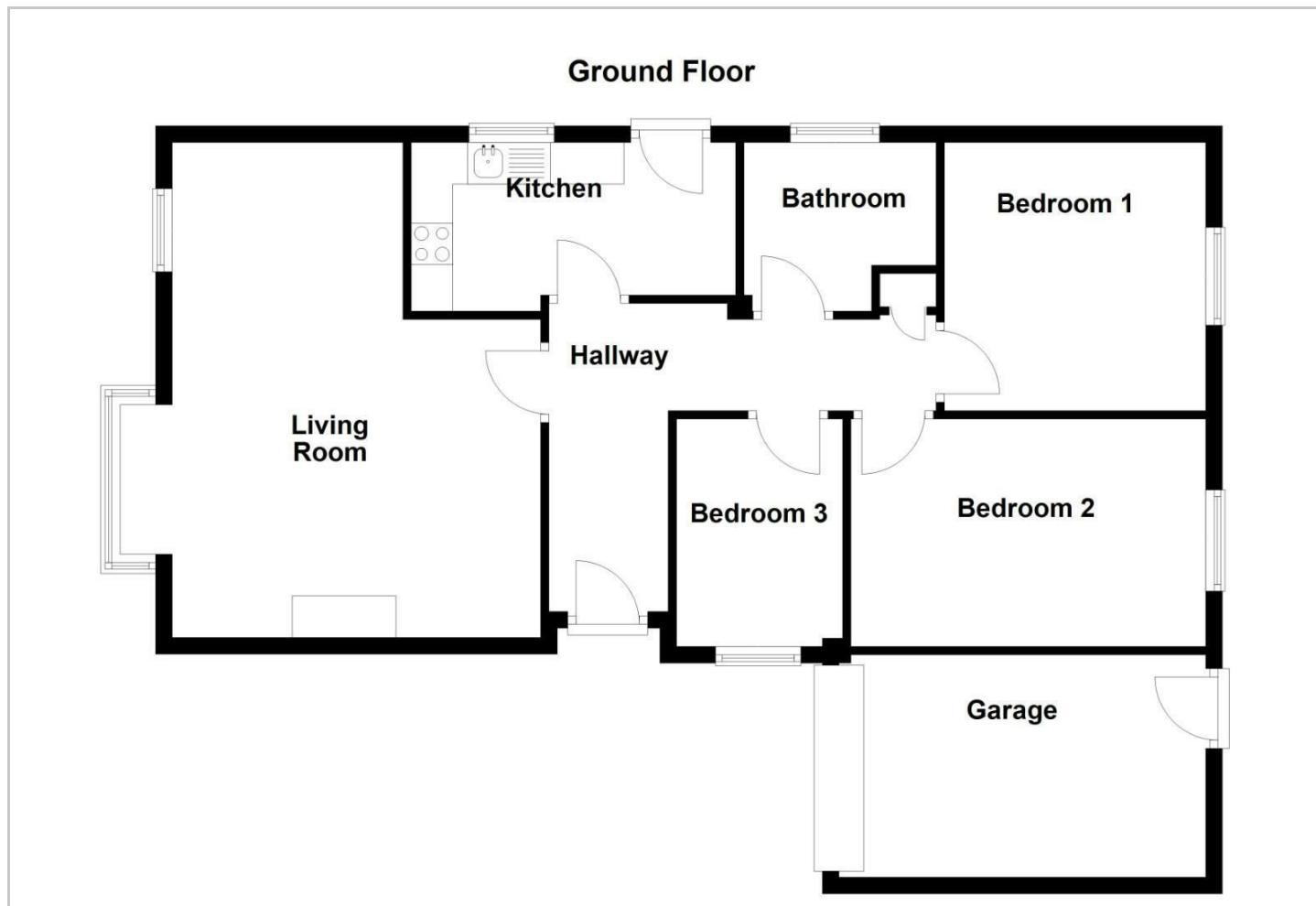
## Hybrid Map



## Terrain Map



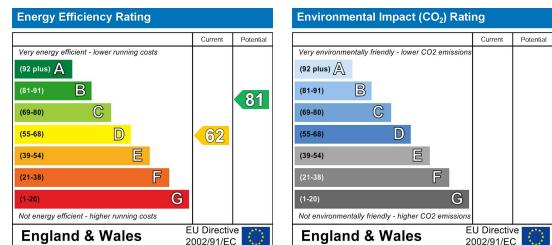
## Floor Plan



## 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.