

# HUNTERS®

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**The Croft Main Street, Dishforth, Thirsk, YO7 3JU**

**Offers Over £300,000**

**Property Images**



## Property Images

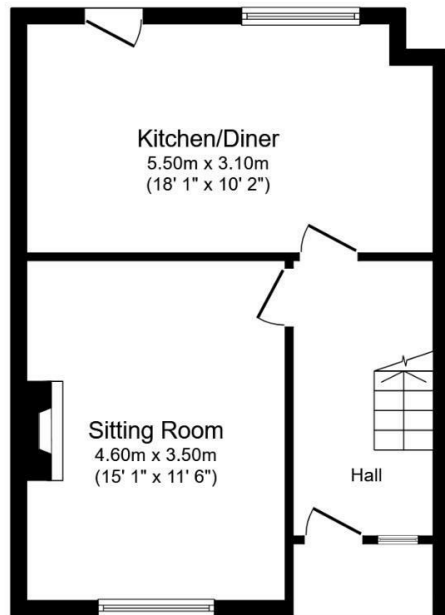


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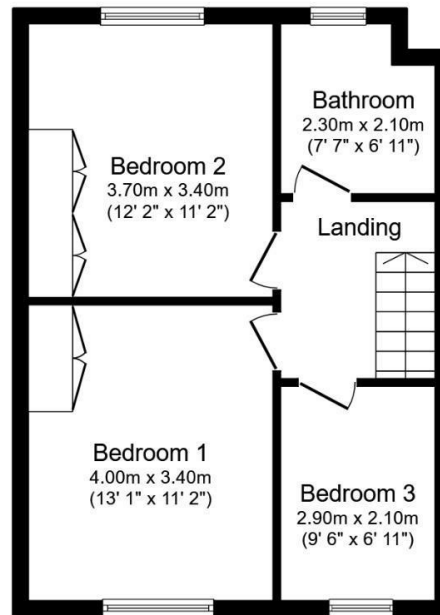
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## Property Images





**Ground Floor**  
Floor area 42.6 sq.m. (458 sq.ft.)



**First Floor**  
Floor area 42.6 sq.m. (458 sq.ft.)

Total floor area: 85.1 sq.m. (917 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: Cottage Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Nestled in the heart of the ever-popular village of Dishforth, this beautifully presented three bedroom modern cottage offers the perfect blend of character and contemporary living, with excellent commuter links via the nearby A1.

Immaculately maintained throughout, with gas central heating, the property opens into a welcoming entrance hall featuring solid oak flooring, setting the tone for the quality found within. The cosy but spacious lounge is centred around a charming stone hearth with a log-burning stove — an ideal spot for relaxing evenings. To the rear, the stylish dining kitchen is fitted with top of the range built in Neff appliances, perfect for both everyday living and entertaining.

Upstairs, the first floor comprises three well proportioned bedrooms, benefitting from built in wardrobes, along with a house bathroom.

Externally, the property boasts stunning, large walled gardens to the rear — mainly laid to lawn and bordered by mature planting. A generous patio area, tranquil pond, elegant wisteria arch, and practical log store add to the appeal, along with a brick built store and a detached garage.

This charming home offers a rare opportunity to enjoy village life with modern comforts and superb access to key transport links — early viewing is highly recommended.

## Features

- THREE BEDROOM COTTAGE • POPULAR VILLAGE LOCATION • DINING KITCHEN • LOUNGE • BATHROOM • GARDENS • GARAGE • EPC RATING D