

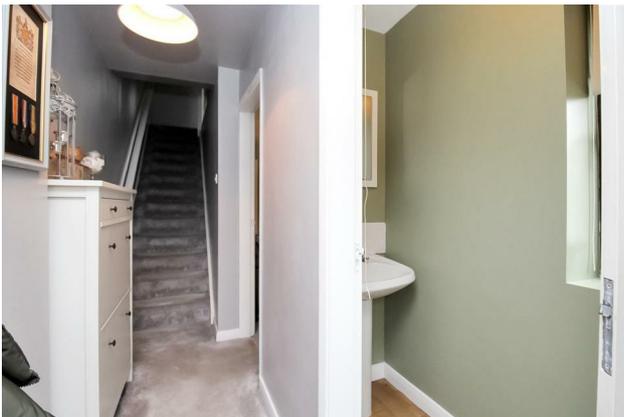
# HUNTERS®

HERE TO GET *you* THERE

3 Gables Court, Dishforth, Thirsk, YO7 3LT

Offers Over £250,000

Property Images



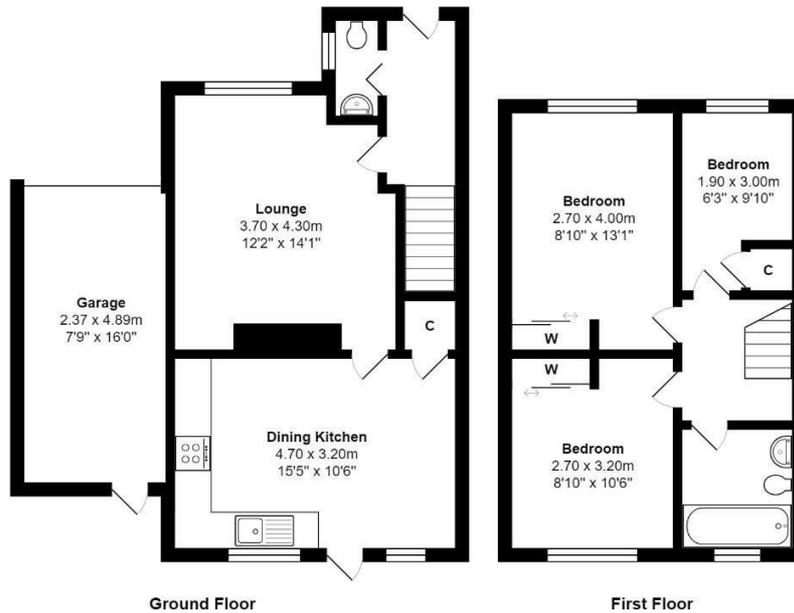
# HUNTERS<sup>®</sup>

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## Property Images



## Floorplan



Total Area: 73.1 m<sup>2</sup> ... 787 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Link Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Nestled within a charming village location, this tastefully modernised link-detached property offers a peaceful and idyllic setting for comfortable family living. Offering modern and spacious interiors with lounge, dining Kitchen, three bedrooms, shower room, attached garage with parking to the front and a delightful rear enclosed garden.

The entrance hallway welcomes you into the home and has the added convenience of a ground floor WC. A spacious lounge offers a comfortable space for relaxation, complete with large windows providing natural light and a fitted modern fireplace. The dining kitchen is the heart of the home, thoughtfully designed with contemporary fittings and some integrated appliances, ample countertop and storage space. It provides a perfect setting for family meals and entertaining guests.

The first floor accommodates three generously sized bedrooms, all tastefully decorated and offering comfortable living spaces. A contemporary house shower room on this level features modern fixtures and fittings, providing convenience for the family.

The property has been thoughtfully modernised throughout, with attention to detail and high-quality finishes. Gas central heating and double-glazed windows ensure year-round comfort and energy efficiency. The rear garden is fully enclosed, offering a safe and relatively private space for outdoor activities and relaxation.

## Features

• BEAUTIFULLY APPOINTED LINK DETACHED PROPERTY • THREE BEDROOMS • LOVELY LOUNGE • GROUND FLOOR WC • MODERN FITTED DINING KITCHEN • RELATIVELY PRIVATE REAR GARDEN • ATTACHED SINGLE GARAGE • DRIVEWAY • POPULAR VILLAGE LOCATION • EASY ACCESS TO A1 RIPON AND BEDALE