HUNTERS®

HERE TO GET *you* THERE



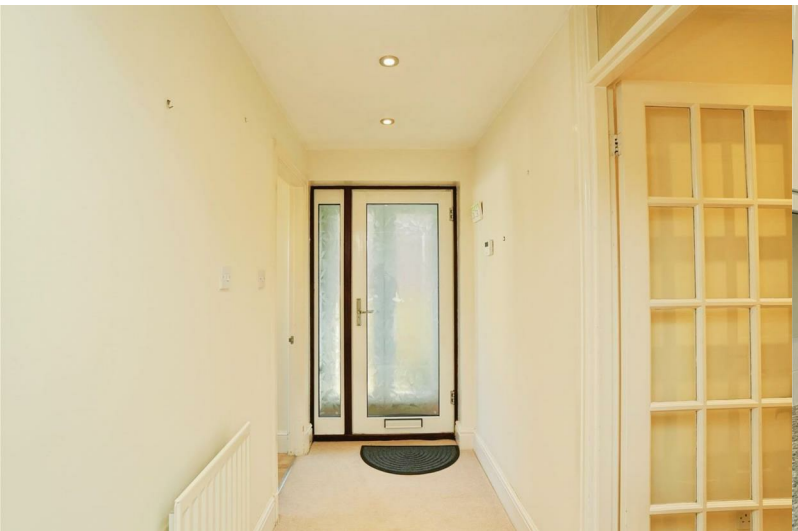
Upsall Road

South Kilvington, Thirsk, YO7 2NJ

Guide Price £259,950

3 1 2 D

Council Tax: D





Holmefield Upsall Road

South Kilvington, Thirsk, YO7 2NJ

Guide Price £259,950





Location

South Kilvington is conveniently situated on the outskirts of Thirsk and benefits from a primary school, village pub and church, with Thirsk and Northallerton Golf Club also nearby. The market town of Thirsk offers a wide range of amenities, including independent shops, supermarkets, cafés, restaurants and leisure facilities, along with a mainline railway station and convenient access to the A19 and A1(M).

Property Description

On entering the property, you are welcomed into an entrance vestibule which leads into the main entrance hallway, providing access to the living accommodation, three bedrooms and bathroom.

Situated to the front of the property is a spacious living/dining room with a large picture window allowing plenty of natural light into the room and ample space for both living and dining furniture. The kitchen is fitted with a range of wall and base units, worktops, a sink with mixer tap and a range of appliances, including a range cooker with a gas hob and double electric oven, washing machine, fridge and separate freezer.

Continuing through the property, there are three bedrooms, with the main bedroom benefiting from fitted wardrobes. The layout of the bungalow offers a degree of flexibility, with the second bedroom lending itself to being used as a separate reception room or dining room if required, particularly as it provides access via French doors into the spacious conservatory. The conservatory provides a further reception area with views over the rear garden and surrounding countryside. The bathroom is fitted with a bath with an electric shower over, hand wash basin and toilet.

Externally, to the front of the property is a garden with a driveway to the side providing off-street parking and access to the detached single garage. To the rear is an established south-facing garden, predominantly laid to lawn with raised beds and planted borders. A particular feature of the property is its elevated position and open countryside views to the rear.

Room Measurments

Room Measurements

Living/Dining Room – 5.31m x 3.96m

Kitchen – 3.92m x 2.36m

Bedroom One – 3.48m x 2.99m

Bedroom Two – 3.05m x 2.30m

Bedroom Three – 3.33m x 2.37m

Bathroom – 2.96m x 1.47m

Conservatory – 5.76m x 2.92m

All measurements are approximate.

Anti Money Laundering Regulations - Thirsk

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously.

In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Disclaimer.

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. 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.









Road Map



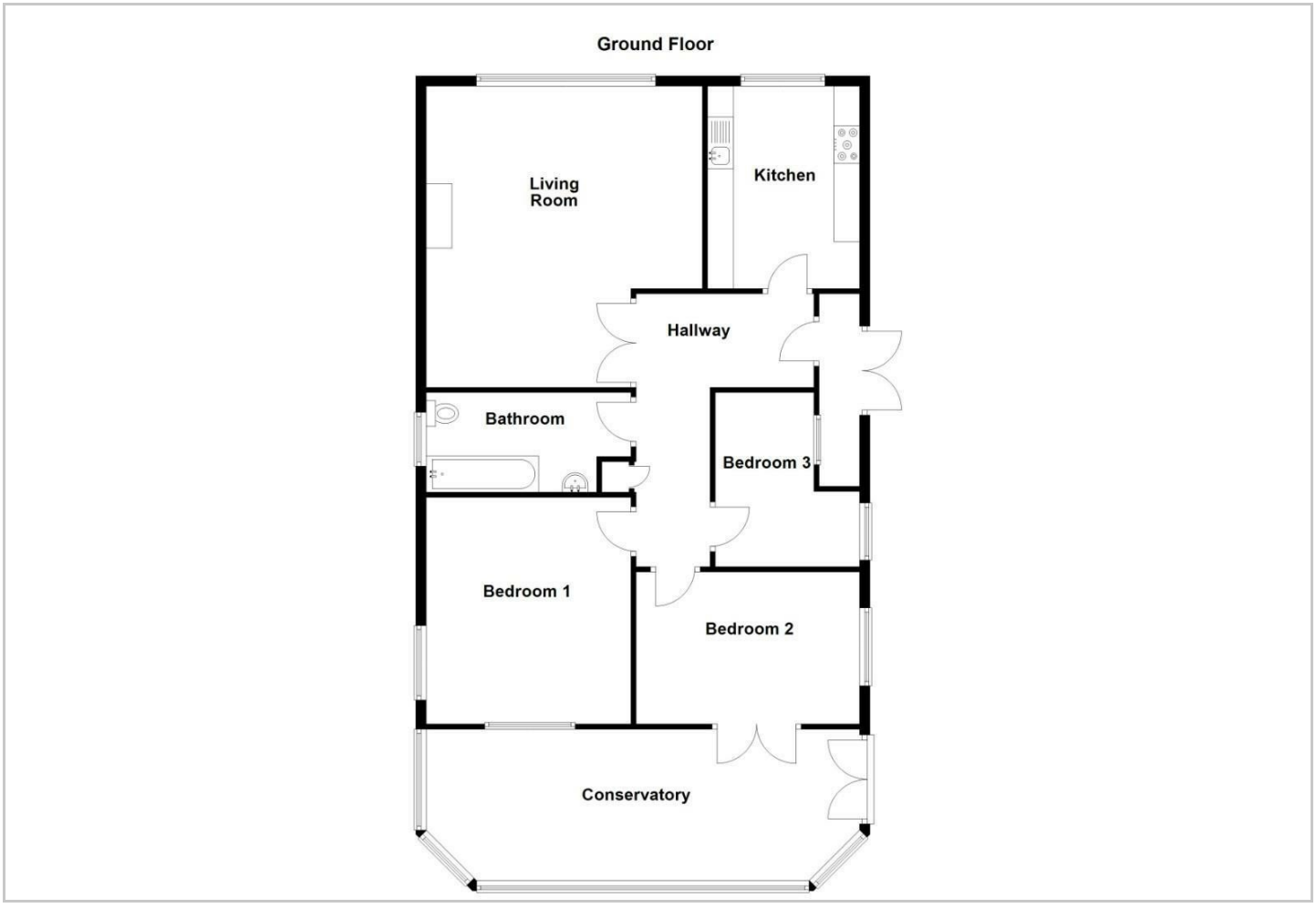
Hybrid Map



Terrain Map



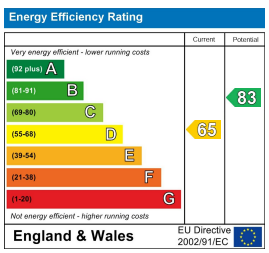
Floor Plan

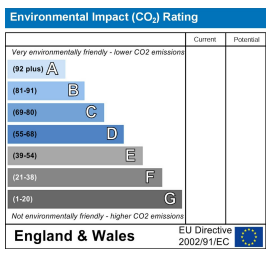


Viewing

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.

48a Market Place, Thirsk, YO7 1LH
Tel: 01845 440044 Email: thirsk@hunters.com https://www.hunters.com