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## Newburgh House Upsall Road

South Kilvington, Thirsk, YO7 2NQ

Asking Price £360,000



Council Tax: C



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A most attractive three bedroom period cottage located in a sought after village. The property has been carefully extended to create a well proportioned family home with many period features. Briefly comprising; dining kitchen with bi-fold doors, sitting room with log burner, utility and ground floor shower room. To the first floor are three double bedrooms and house bathroom. Externally the house has lawned garden to the front, with low maintenance patio and gravelled areas to the side. Of particular interest to those with dogs, is the secure yard to the rear. A panelled storage container provides storage with a bar/garden room at the rear accessed from the patio area. Viewing recommended to appreciate the level of finish and accommodation on offer.

## Lounge

11'11" x 15'11" (3.63 x 4.85)

With double glazed window to the front garden and fields beyond. Log burning stove with brick surround and Oak mantle, wooden beam to ceiling and underfloor heating.

## Dining Kitchen

29'6" x 15'8" (9.01 x 4.79)

A good sized open plan room with windows and composite door to the front aspect and Bi-fold doors opening to the patio area. The room boasts a modern fitted kitchen with a good sized dining area and feature staircase.

The kitchen is fitted with a range of 'Shaker' style wall and floor mounted units and central island with matching work-surfaces. Integrated appliances include; Neff electric hob with extractor over, Neff oven, Neff multi-function microwave oven, Neff

dishwasher, ceramic bowl and a half sink and drainer with mixer tap and space for American style fridge/freezer with cabinet surround. Underfloor heating throughout.

## Utility

8'2" x 8'3" (2.49 x 2.51)

With range of floor mounted units and matching work-surfaces. Ceramic sink and drainer with mixer tap. Cupboard with space and plumbing for washing machine and tumble dryer. Built-in bench with storage. Fitted with upvc door to rear yard and double glazed window to rear aspect. Underfloor heating.

## Shower Room

Fitted with white suite comprising; low flush WC and shower in cubicle. Double glazed window to rear elevation and underfloor heating.

## First Floor

### Landing

Double glazed window to rear elevation, access to all bedrooms, bathroom and loft.

### Bedroom One

15'7" x 13'0" (4.75 x 3.98)

Good sized bedroom with double glazed window to the front elevation, built-in wardrobes and useful cupboard over stairs, Feature exposed brick wall, loft access and central heating radiator.

### Bedroom Two

13'1" x 13'6" (3.99 x 4.11)

Double glazed window to the front aspect and central heating radiator.

### Bedroom Three

9'0" x 11'11" (2.75 x 3.64)

Double glazed window to the front aspect, ornate fireplace and central heating radiator.

buyers with dogs. The space is fully enclosed with a lockable gate.

### Bathroom

6'6" x 11'10" (1.98 x 3.61)

Fitted with white suite comprising, wash hand basin, low flush WC and I shaped panelled bath with shower and screen over. Double glazed window and central heating radiator.

### Externally

The property sits in a good sized plot with lawned gardens to the front and low maintenance patio and gravelled areas to the side. Well planted flower beds are situated throughout with a mature hedge border to the front of the garden. From the patio area, doors open to the bar/garden room with light and power.

The gravelled driveway provides off street parking and leads to the panelled store with light and power. A further store is to the rear of the unit with space for logs, garden equipment and tools.

To the rear of the property is a useful yard for any



## Road Map



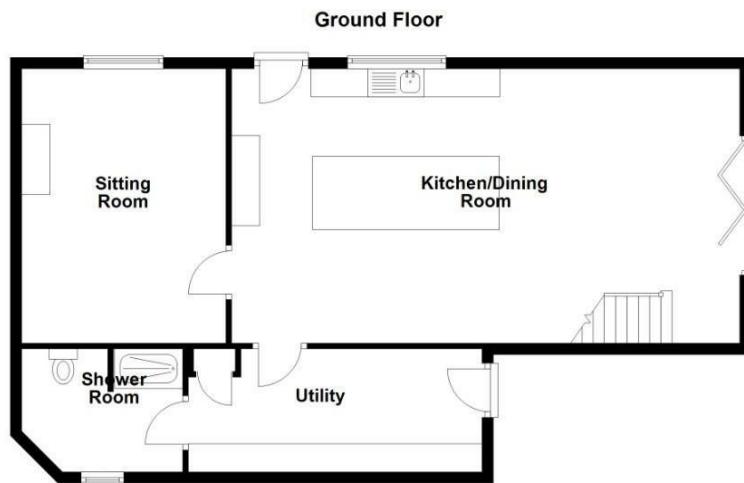
## Hybrid Map



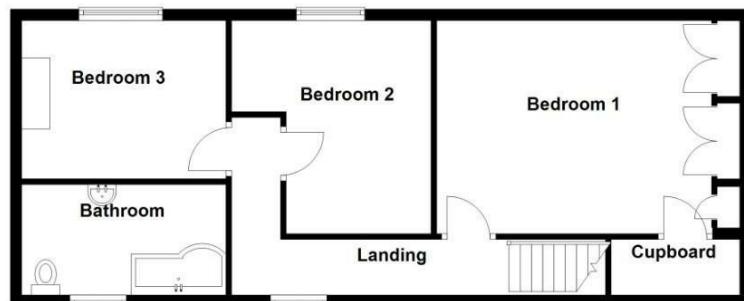
## Terrain Map



## Floor Plan



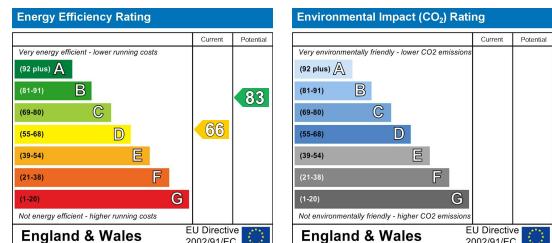
### First Floor



## 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.