

# HUNTERS®

HERE TO GET *you* THERE



## Sandhutton

Thirsk, YO7 4RW

£220,000



# Dubelle Cottage Sandhutton

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## KITCHEN BREAKFAST ROOM

8'10" x 15'2" (2.69 x 4.62)

The kitchen enjoys a pleasant aspect with double glazed windows and door to the enclosed courtyard garden to the rear. Fitted with a range of 'Shaker' style units, matching work surfaces and up-stands. Incorporated within the units are stainless steel sink and drainer unit with mixer tap, space and plumbing for a washing machine and dishwasher, free standing fridge/freezer and cooker. Feature beams to ceiling, ceramic tiled floor and central heating radiator.

## LOUNGE

12'1" x 15'4" (3.68 x 4.67)

A most appealing room which features an original stove with working open fire, built-in cupboard to alcove, beams to ceiling and wooden flooring. Double glazed windows to the front overlook the village green. Stairs to first floor level and central heating radiator.

## BEDROOM ONE

12'1" x 12'4" (3.68 x 3.76)

Suffolk latch door from landing. Double glazed window to front aspect. Door to loft access. Original wooden floor. Central heating radiator.

## BEDROOM TWO

8'1" x 8'6" (2.46 x 2.59)

Suffolk latch door from landing. Double glazed window to rear aspect and central heating radiator.

## BATHROOM

0'0" x 0'0" (0 x 0)

Fitted with a contemporary white suite comprising; wash hand basin, low flush WC and panelled bath

with shower and screen over. Heated towel rail and double glazed window to rear.

## LOFT ROOM

37'5" x 14'11" (11.4 x 4.55)

A useful space in the loft with skylight, ideal for an office or additional storage space.

## GARDEN

0'0" x 0'0" (0 x 0)

Enclosed yard to the rear of the property provides a sheltered and private space to enjoy morning coffee or alfresco dining. Gated access to rear. Heating oil storage tank.

## Holiday Let

Holiday Let potential. The cottage is currently run as a successful holiday let. Should any potential purchaser be interested in purchasing and continuing the business please contact the agent for details of bookings and revenue.





