

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

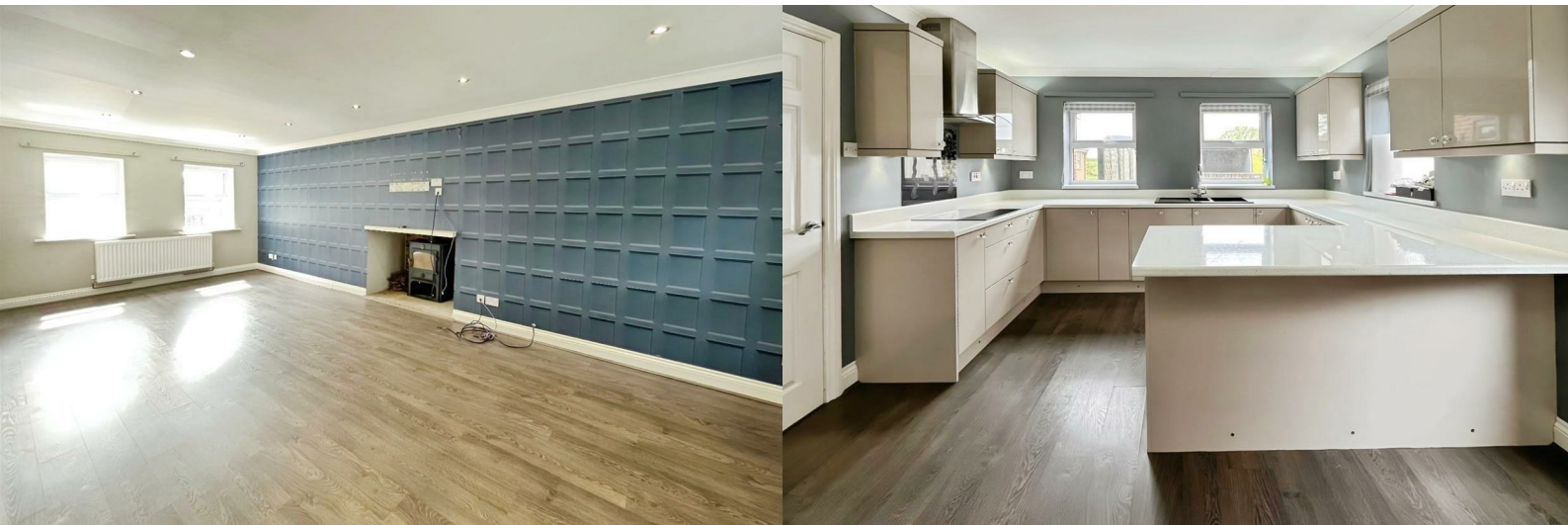


Holme-On-Swale, Thirsk, YO7 4JE

Asking Price £625,000



Council Tax: G



# Ashdown

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## Porch

A covered storm porch entrance leads to the front door.

## Entrance Hall

With door opening from the front of property, a good sized entrance space with doors off to reception rooms, utility and stairs to first floor level.

## Living Room

24'11" x 13'10" (7.62 x 4.22)

Dual aspect with double glazed windows to front and rear aspect, feature fireplace, doors to hall and dining room.

## Dining Room

11'5" x 11'5" (3.48 x 3.48)

Aspect to rear garden with doorway to conservatory.

## Garden Room

A good sized room with doors opening to rear garden.

## Kitchen

15'8" x 11'8" (4.78 x 3.56)

Fitted with a range of wall and floor mounted units, roll top work-surfaces and breakfast bar. Double electric oven, electric hob with extractor over and sink and drainer unit with mixer tap. Door to side and radiator.

## Boot Room/Office

10'11" x 9'1" plus 8'7" x 4'7" (3.35m x 2.79m plus 2.64m x 1.42m)

This useful 'L-shaped' room has purpose built-in storage for outdoor wear, Double glazed windows to front aspect.

## Utility

8'0" x 4'11" (2.46 x 1.52)

With door to side aspect, radiator and plumbing for an automatic washing machine.

## First Floor

### Landing

Galleried landing with doors to bedrooms and bathroom.

### Bedroom One

16'4" x 12'2" (5.00 x 3.73)

Double glazed windows to front elevation and views, built-in wardrobes and radiator. Door to en-suite.

### En-suite

White suite comprising; wash hand basin on vanity, walk-in shower cubicle and low flush WC. Double glazed window to rear and heated towel rail.

### Bedroom Two

15'3" x 11'1" (4.65 x 3.38)

Double glazed window to rear elevation with open views, and central heating radiator.

### Bedroom Three

12'11" x 9'10" (3.96 x 3.00)

With double glazed windows to the front elevation offering views across countryside and radiator.

### Bedroom Four

11'8" x 9'1" (3.58 x 2.79)

With double glazed windows to the front elevation offering views across countryside, fitted wardrobes and radiator.

### Study

Double glazed window to the rear elevation and stairs to second floor level.

### House Bathroom

Fitted with white suite comprising; wash hand basin and low flush WC on vanity, paneled bath with electric shower over. Window to rear elevation.

### Second Floor

#### Bedroom Five

18'11" x 13'5" (5.79 x 4.11)

With Velux windows offering views towards the Dales, double airing cupboard housing the hot water cylinder and radiator.

#### Bedroom Six

14'11" x 13'5" (4.57 x 4.11)

With radiator and Velux windows offering views to the Dales.



Road Map



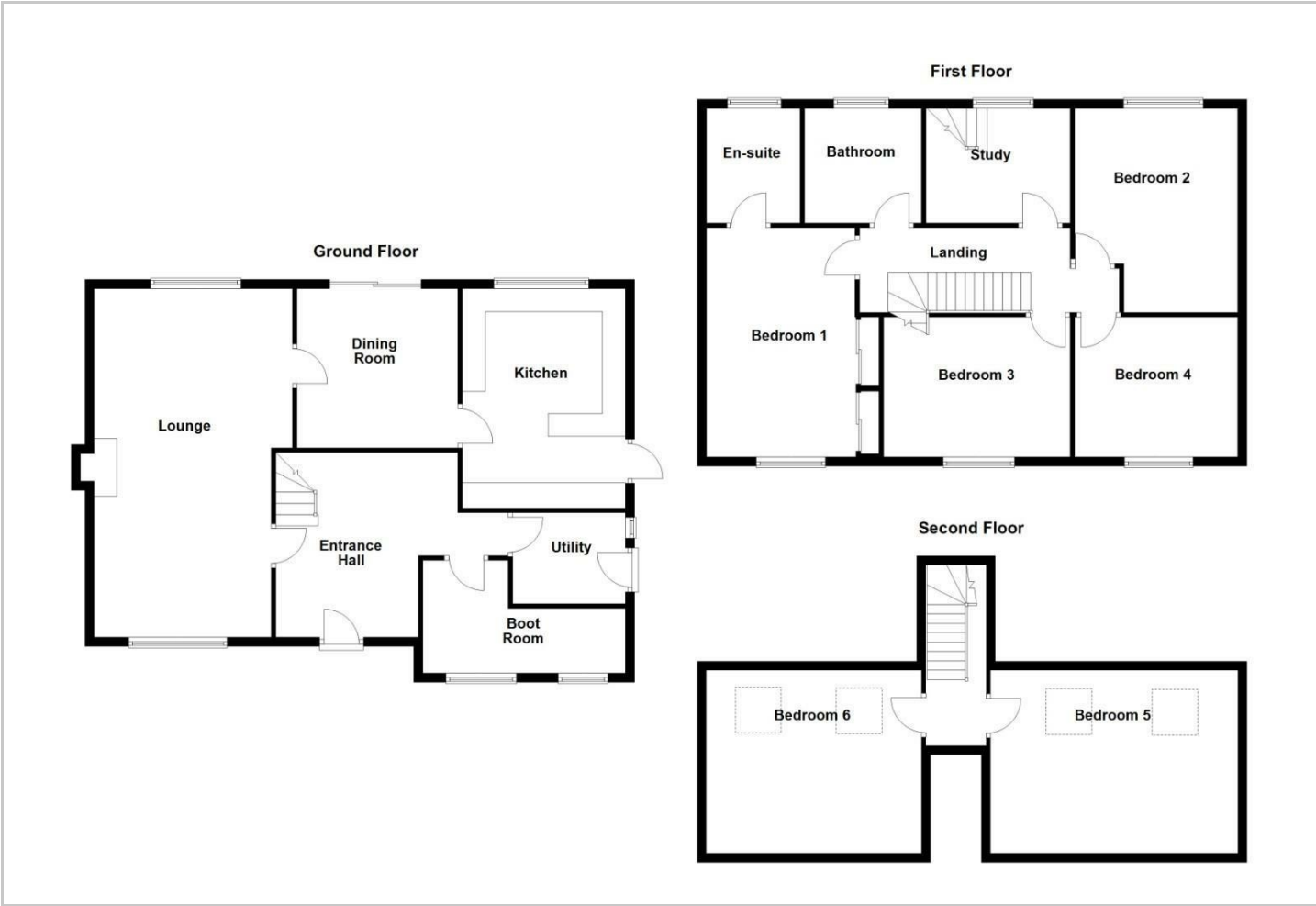
Hybrid Map



Terrain Map



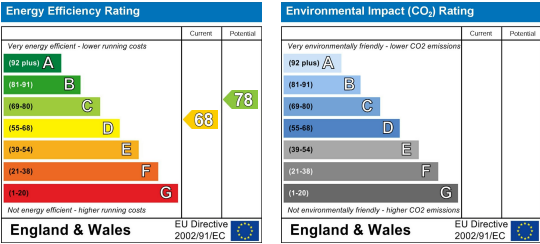
Floor Plan



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.