

HUNTERS[®]

HERE TO GET *you* THERE



Post Office Lane

Kirby Wiske, Thirsk, YO7 4EP

Asking Price £475,000



Council Tax: E



Rose Cottage Post Office Lane

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Hunters are delighted to bring to market this stunning three bedroom semi-detached home. Set in the sought after rural village of Kirby Wiske, the property enjoys an open outlook over farmland and surrounding countryside. Situated in a small development of four properties completed in 2019, the property briefly comprises; dining kitchen, living room, utility room and cloakroom to the ground floor. To the first floor are three double bedrooms (principle with en-suite), study and house bathroom.

Air Source heat pump system which powers the underfloor heating to ground floor level, radiators to the first floor and hot water.

The large rear garden is bordered with mature Beech hedging and wooden fencing. Mainly laid to lawn with a number of carefully planned plant and shrub borders, and raised vegetable beds. The patio extends from the South facing rear garden to Eastern side of the property, with doors opening from the living room and kitchen to ensure natural light throughout the day.

Viewing is essential to fully appreciate the quality of finish and position of offer.

Entrance Hall

19'5" x 5'8" (5.94 x 1.75)

Door opening into the entrance hall, with doors off the to the dining kitchen and living room. Stairs off to first floor level. Useful under-stairs cupboard.

Living Room

19'3" x 15'8" (5.87 x 4.80)

With Bi-Fold doors opening to the patio and rear garden and two double glazed windows to front and side aspect. Engineered Oak flooring with solid oak skirting. Decorative wall paneling and TV Aerial point.

Kitchen

14'7" x 12'11" (4.45 x 3.96)

Fitted with a range of floor and wall mounted 'shaker' style units and central island, finished with Beech work-surface and metro tiled splashbacks. Belfast sink with mixer tap, single electric oven with electric hob and extractor over and dishwasher. Polished concrete floor, French doors opening to front and East facing patio.

Utility

10'2" x 5'10" (3.12 x 1.78)

Fitted with a range of floor mounted 'shaker' style units and central island, finished with Beech work-surface and metro tiled splashbacks. Ceramic sink and drainer unit with mixer tap, space and plumbing for washing machine. External entrance door from parking area and door to Cloakroom.

Cloakroom

Fitted with white suite comprising; wash hand basin and low flush WC.

First Floor

Landing with access to all bedrooms, study and house bathroom, useful store cupboard.

Landing

Doors off to all bedrooms, house bathroom and airing cupboard housing hot water cylinder.

Bedroom One

13'1" x 12'2" (3.99 x 3.73)

Double glazed sash window to rear aspect, overlooking garden and countryside beyond. Attractive panelling to wall and central heating radiator.

Tel: 01845 440044

En-suite

White suite comprising; wash hand basin, low flush WC and walk-in shower with glass screen. Metro style tiling to splash-back areas, double glazed sash window to rear elevation and chrome heated towel rail.

Bedroom Two

14'7" x 9'4" (4.45 x 2.87)

With double glazed sash window to front aspect and central heating radiator.

Bedroom Three

10'2" x 9'4" (3.12 x 2.87)

With double glazed sash window to side aspect and central heating radiator.

Study

9'4" x 9'4" (2.87 x 2.87)

Currently utilised as a dressing room. With double glazed sash window to side aspect and central heating radiator.

House Bathroom

White suite comprising; wash hand basin, low flush WC and panelled bath with shower over. Metro style tiling to splash-back areas, double glazed roof light and chrome heated towel rail.

Externally

To the front of the property there are two brick-set parking spaces and good sized wooden store. A Paved pathway leads to the front door and rear garden, there is also convenient access to the property via the utility.

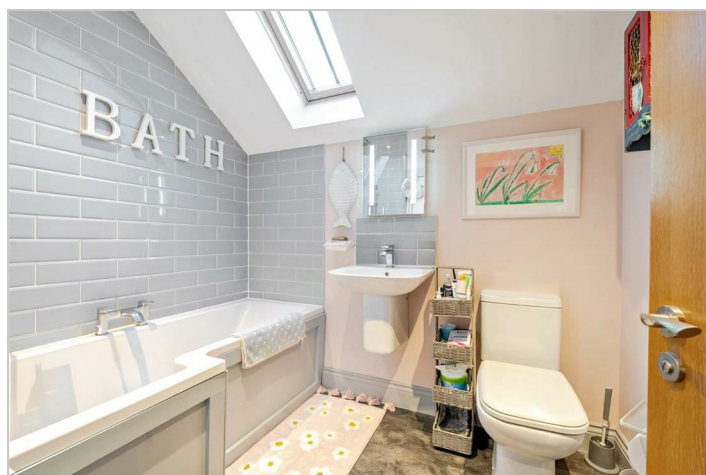
Wooden Store

14'11" x 10'0" (4.57 x 3.05)

With light and power, a useful space for a workshop or storage.

Garden

Enjoying a southerly aspect and bordering open farmland, this good sized garden is an idyllic spot to enjoy the outdoors. Laid to lawn with well stocked plant and shrub borders. An attractive patio surrounds the side and rear of the house, ideal for dining or entertaining. Fully enclosed with wooden fencing and Copper Beech hedging. Bike shed.



Road Map



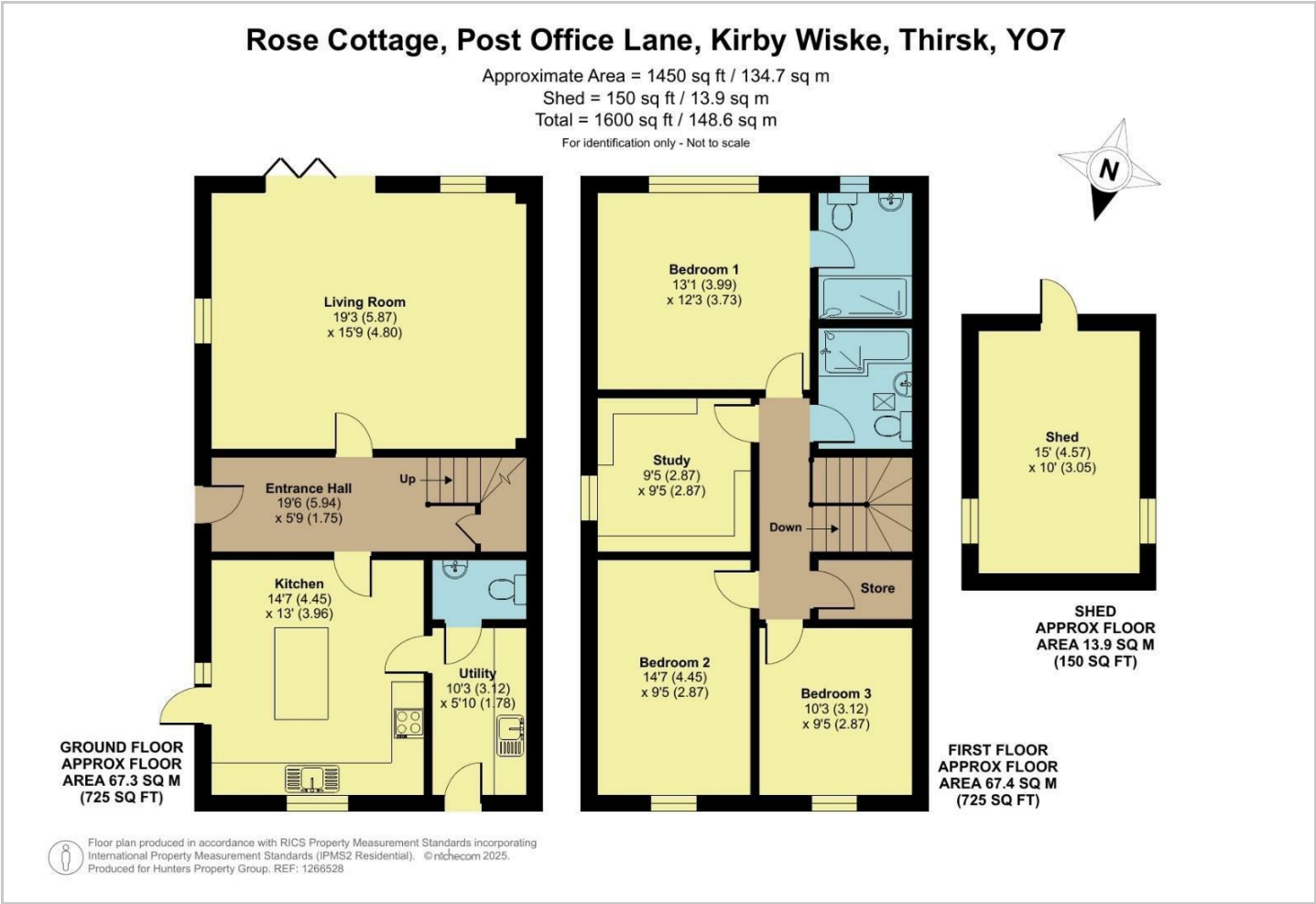
Hybrid Map



Terrain Map



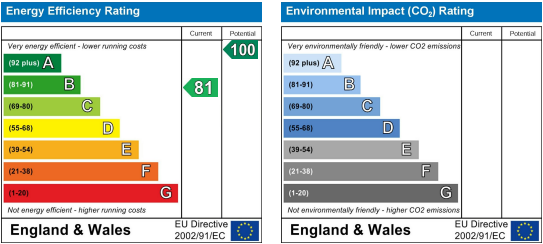
Floor Plan



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.