

# HUNTERS<sup>®</sup>

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## South Kilvington

Thirsk, YO7 2LZ

Offers Over £425,000

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# The Old Farmhouse South Kilvington

Thirsk, YO7 2LZ

Offers Over £425,000



## ENTRANCE HALL

A generous hallway leads through the property giving access to all rooms. Under stairs cupboard and central heating radiators.

## DINING ROOM

13'5" x 14'8" (4.09 x 4.47)

With a bay window to the front elevation, this spacious dining room offers ample space for dining, with beams to the ceiling, picture rail and original wooden door.

## LIVING ROOM

13'8" x 15'3" (4.17 x 4.65)

A true heart of the home, with beamed ceiling, dual aspect windows, central heating radiator and original wood fired Yorkshire Range. Access to the rear garden via the porch.

## KITCHEN

8'8" x 10'6" (2.64 x 3.2)

Double glazed window overlooking the rear garden, Range of wooden units with work surface over. Space for electric oven.

## ADDITIONAL RECEPTION ROOM

14'6" x 14'7" (4.42 x 4.45)

A generous reception room with bay window to the front elevation, beams to the ceiling, central heating radiator, original fireplace and electric fire.

## BEDROOM FIVE

9'2" x 12'0" (2.79 x 3.66)

Ground floor bedroom with central heating radiator and window to the front elevation.

## DOWNSTAIRS CLOAKROOM

Downstairs WC.

## DOWNSTAIRS SHOWER ROOM

Walk in shower and wash hand basin.

## UTILITY ROOM

9'0" x 11'4" (2.74 x 3.45)

Utility room or annex kitchen with fitted cupboards, plumbing for washing machine and central heating radiator. Access to rear garden via the lobby.

## PORCH

5'0" x 13'2" (1.52 x 4.01)

Rear porch leading off from the Living room providing useful storage space and access to the rear garden.

## REAR LOBBY

4'8" x 9'0" (1.42 x 2.74)

Useful rear lobby housing the gas combi boiler and providing access from the utility room to the garden.

## LANDING

First floor landing with doors leading to:

## BEDROOM ONE

12'5" x 17'5" (3.78 x 5.31)

Good sized double bedroom with sash window to the front elevation. Original fireplace and central heating radiator.

## BEDROOM TWO

13'8" x 15'2" (4.17 x 4.62)

Large double room with double glazed window to the side elevation. Original fireplace recess and central heating radiator.

### BEDROOM THREE

12'2" x 14'10" (3.71 x 4.52)

Further large double bedroom with sash window to front elevation. Original fireplace and central heating radiator.

### BEDROOM FOUR

9'4" x 12'2" (2.84 x 3.71)

Double bedroom with sash window to front elevation. Central heating radiator.

### FAMILY BATHROOM

Family bathroom with hand wash basin and bath with window to rear elevation.

### SEPARATE WC

Low flush WC.

### GARAGE

Single brick built garage accessed via a secure gate to the side of the property.

### REAR GARDEN

A lovely sunny cottage garden, measuring approximately 50ft by 45ft, with ample seating areas to enjoy the garden at any time of day. To the side of the property is space for off road parking for two cars.





Road Map



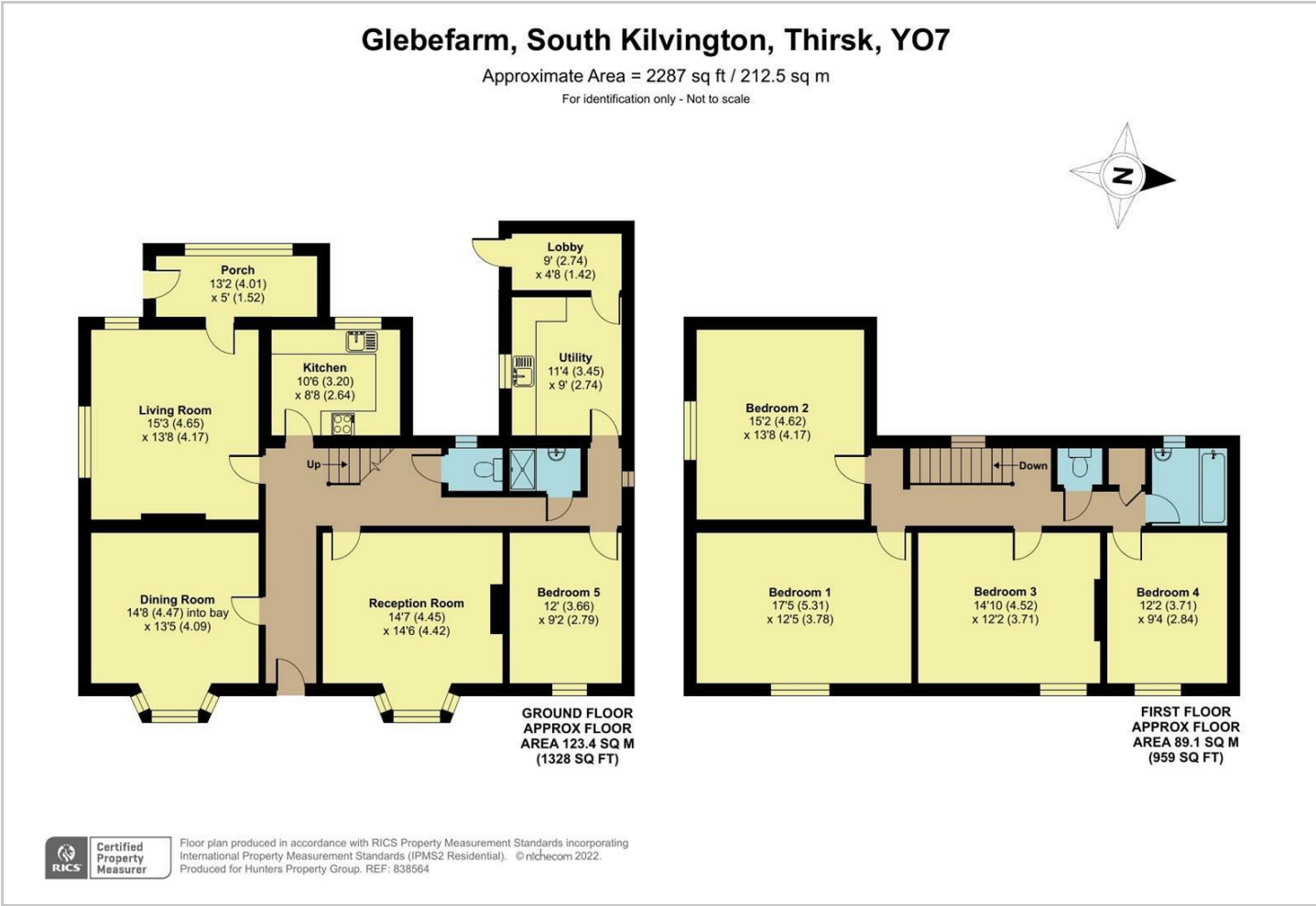
Hybrid Map



Terrain Map



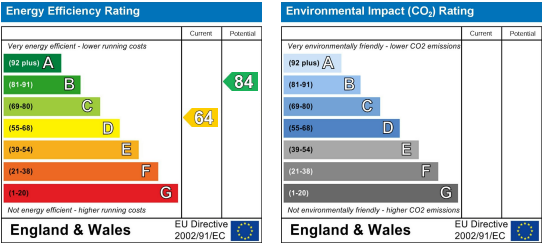
Floor Plan



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.