



## VALLEY VIEW

SUTTON UNDER WHITSTONECLIFFE, THIRSK YO7 2EU

A DELIGHTFUL THREE BEDROOM SPACIOUS HOUSE SITUATED JUST OUTSIDE THIRSK ON THE NORTH YORK MOORS WITH UNRIVALLED VIEWS OF SUTTON BANK AND THE VALE OF YORK BEYOND.



**Guide Price: £385,000**

FOR SALE BY PRIVATE TREATY



## LOCATION

Valley View is a semi-detached rural property positioned at the bottom of Sutton Bank just outside of the Market Town of Thirsk. The historical town boasts the spectacular backdrops of the Yorkshire Dales and North York Moors, and has excellent public transport links. There are excellent schools, and the shopping provision is varied with several independent boutiques.

## DESCRIPTION

This spacious house has ample parking and comes with a two storey barn which can be used for stabling livestock or general storage. Although updated relatively recently, the property requires remedial works and as such will appeal to those wanting a project.

Positioned over two floors the property briefly comprises:

To the ground floor:

The front door leads to a small entrance hall, the dining room is the first room to the right as you walk into the property with a window to the front elevation. From the dining room, the door leads to an open plan kitchen/diner with a range of wall and floor mounted units with an inset sink unit and drainer, an electric oven and range cooker. There is a window to the front and rear elevation. Following the property around, the next door then leads to the living room which has a traditional open fire with a window to the rear elevation.

To the first floor:

Stairs lead to the landing. There are three double bedrooms and the house bathroom. The bathroom comprises of a paneled bath with space for a shower, low flush w.c and a wash hand basin.

## OUTSIDE

From the main road, the entrance sweeps to the right of the property with a small garden area to the front. Parking available for numerous cars. To the rear of the property is a two-story barn which is suitable for housing livestock or for storage purposes. There is land and a paddock available by separate negotiation.

## AGENTS NOTE

The water is supplied via a natural spring for this and the adjacent property, there is a UV treatment works in the shed to the rear of the house. Drainage is via private septic tank, this will need to be replaced at the purchasers cost to meet current standards.

## VIEWINGS

Strictly by appointment only with agents.  
Tel: 01423 322382

## DIRECTIONS

From Thirsk take the A170 towards Sutton Bank, follow this road for 5 miles, the property is the last property on the left before Sutton Bank.





## SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

**Tim Waring** (Harrogate Office) on **01423 730700**

**John Haigh** (Knaresborough Office) on **01423 860322**

**Harriet Naish-Bain** (Boroughbridge Office) on **01423 322382**

## VALUATIONS

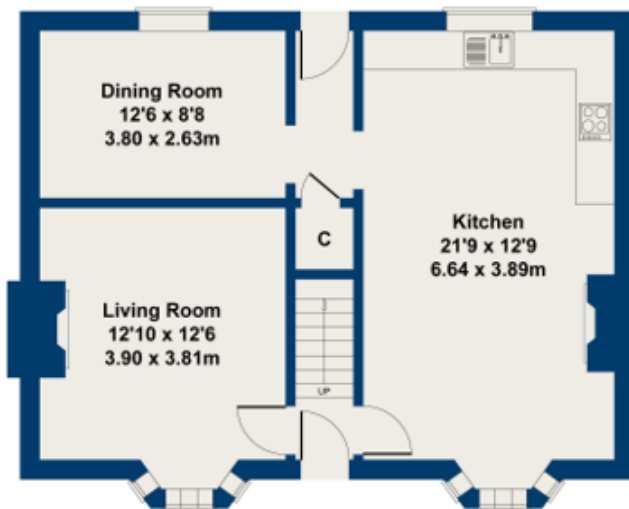
Our team of Chartered Surveyors can carry out formal valuations for a variety of purposes:

- Inheritance Tax
- Tax Planning
- Insurance
- Dispute Resolution

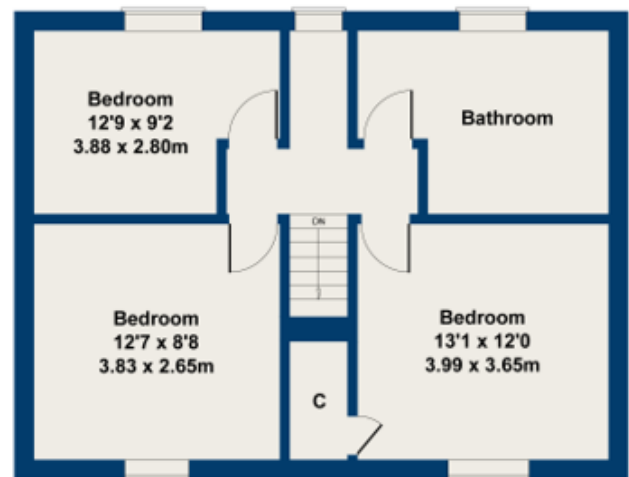
Residential, Agricultural, Commercial, Development

## Valley View, Sutton Bank YO7 2EU

Approximate Gross Internal Area  
1281 sq ft - 119 sq m



GROUND FLOOR



FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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