



- Last remaining plot designed on exclusive development
- Designed in the style of a modern barn
- Spacious, four bedroom family accommodation
- Landscaped gardens & double garage

£745,000 Reduced

EPC TBC

Thirkleby Fold

Asselby | DN14 7FE



Floor Plans



Floor plans are given for guidance purposes only and should not be taken as an accurate representation of the property

Location

The property is located within the village of Asselby approximately three miles from the market town of Howden and access to J37 of the M62. 1 Thirkleby Fold is the last remaining plot on this exclusive development of 3 individual homes.

Description

The property extends to approx 2800 sq ft (including garage)) and offers extensive family accommodation comprising to the ground floor; entrance hall with floating staircase and glass balustrade, cloakroom, study, lounge with bi-fold doors, utility/boot room, open plan living/kitchen/dining room with bi-fold doors to the rear garden and front access door to a further patio seating area. To the first floor, master bedroom with en-suite and bi-fold doors opening on to a Juliet balcony, second bedroom with en-suite, two further bedrooms and a house bathroom. Outside there will be landscaped gardens including an Indian stone patio and a double garage with remote control access door.

Fixtures & Fittings

Windows & doors

The property has the benefit of UPVC double glazed windows and aluminium doors. The Kitchen/family room and lounge have bi-fold doors opening out to the gardens and patio area. The master bedroom has bi-fold doors opening onto a Juliet balcony, which enjoys views over open fields.

Central heating

A mains gas central heating system with under floor heating to the ground floor.

Kitchen

There is a bespoke fully fitted kitchen with a range of integrated appliances.

Bathrooms

The bathroom and en-suite have 'Ideal standard' modern fitted suites with fully tiled walls and floor.

IMPORTANT NOTES These particulars have been prepared in all good faith to give a fair and overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned and as to the content of these particulars and make further specific enquiries to ensure that the descriptions are likely to match any expectations they may have of the property. We have not tested any services, appliances, facilities or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. Photographs depict only certain parts of the property. It should not be assumed that any contents, furniture, furnishings, fixtures and fittings etc. photographed, are included in the sale. It should not be assumed that the property remains as displayed in the photographs. No assumption should be made with regards to parts of the property that have not been photographed. Any areas, measurements or distances referred are given as a guide only and not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Where reference is made to planning permissions of potential uses such information is given by the agents in good faith. Purchasers should make their own enquiries into such matters prior to purchase.