



Corner House , Thirsk YO7 4RW
Guide Price £279,950



JOPLINGS
Property Consultants



CORNER HOUSE

THIRSK, YO7 4RW

Joplings are delighted to introduce to the market a beautifully presented, three bedroom semi-detached property located in the sought after village of Sandhutton. 'Corner House' was originally built around 200 years ago, and has retained many of its original features over the years making it a modern, yet characteristic property. The current owners have made vast improvements to bring the property up to standard, including full redecoration throughout, a new energy efficient electric heating system, internal insulation, a brand new staircase and a new chemical damp proof course. The property benefits from three double bedrooms, a spacious lounge and dining room, modern fitted bespoke kitchen and bathroom and a tranquil private garden to the rear. Clients in a position to proceed are advised to contact the office immediately to arrange a viewing.

Directions

From the Thirsk Office, exit the Market Place via Westgate, take the first exit at the roundabout and again at the second roundabout. Follow the road past Thirsk Racecourse and proceed through Carlton Miniott. Upon entering the 40mph zone, take the first right signposted Sandhutton. Follow the road into the village and the property can be found on the right hand side opposite the Kings Arms pub. See agents board.

Entrance Porch

Part glazed wooden door to the front. Double glazed wooden windows to the side elevations.

Dining/Sitting Room

Wooden double glazed window to the front. Original cast iron range oven fireplace with a tiled hearth. Exposed ceiling. Newly fitted staircase leading to the first floor. Modern electric heater.

Lounge

Wooden double glazed window to the front. Brick built fireplace with a multi-fuel log burner and a tiled hearth. Exposed ceiling. Television and BT point.



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Kitchen

Wooden double glazed window to the rear and UPVC french patio doors leading out to the garden. A modern fitted kitchen with a range of bespoke base and wall units, with coordinating solid oak work surfaces and tiled splash backs. Belfast sink with a chrome mixer tap. 'Smeg' cooker and overhead extractor hood. Space and plumbing for a washing machine and fridge freezer. Breakfast bar with a solid oak work surface looking on to the garden. Recessed spotlights. Tiled flooring and modern electric heater.

Family Bathroom

Opaque double glazed wooden windows to the rear. A modern three piece bathroom suite comprising of; a roll top bath with a chrome mixer tap and removable shower head, low level flush WC, and a hand wash basin with pedestal. Wall mounted mirrored vanity cupboard. Chrome heated towel rail and fitted chrome accessories. Fully tiled floor and part tiled walls. Extractor fan.

Landing

Wooden double glazed window looking on to the garden. Recessed spotlights and smoke alarm.

Master Bedroom & Ensuite

Wooden double glazed window to the front. An airing cupboard housing the immersion heater and built in shelving. Additional storage cupboard/wardrobe. Modern electric heater. Recessed spotlights and loft hatch. Door leading through to the en suite, comprising of a corner shower with glass sliding doors, 'Mira sport' electric shower, hand wash basin with pedestal and low level flush WC. Chrome heated towel rail and chrome accessories. Large storage cupboard. Part tiled walls and extractor fan.



Bedroom Two

Wooden double glazed window to the front. Recessed spotlights and modern electric heater.

Bedroom Three

Wooden double glazed window to the rear. Recessed spotlights and electric modern heater.

External

Leading out from the kitchen is a private and pretty gravelled and paved seating area with a wood built pergola with in built lighting, a large shed and raised flower bed. Mainly laid to lawn area with a variety of mature bushes and shrubs, and well stocked borders. Outside tap and security lighting. The property also benefits from two off road car parking spaces to the rear.

Additional Information

Previous planning from our architectural department has been granted for a 5 metre extension from the kitchen at the rear of the property. Please contact our Thirsk office to find out more information.

Viewing Arrangements

All viewings are strictly by appointment through Joplings Property Consultants, please contact the Thirsk office at 19 Market Place, Thirsk. North Yorkshire, YO7 1HD. Telephone: 01845 522680.

Opening Hours

Thirsk:

Mon - Fri - 9am - 5.30pm

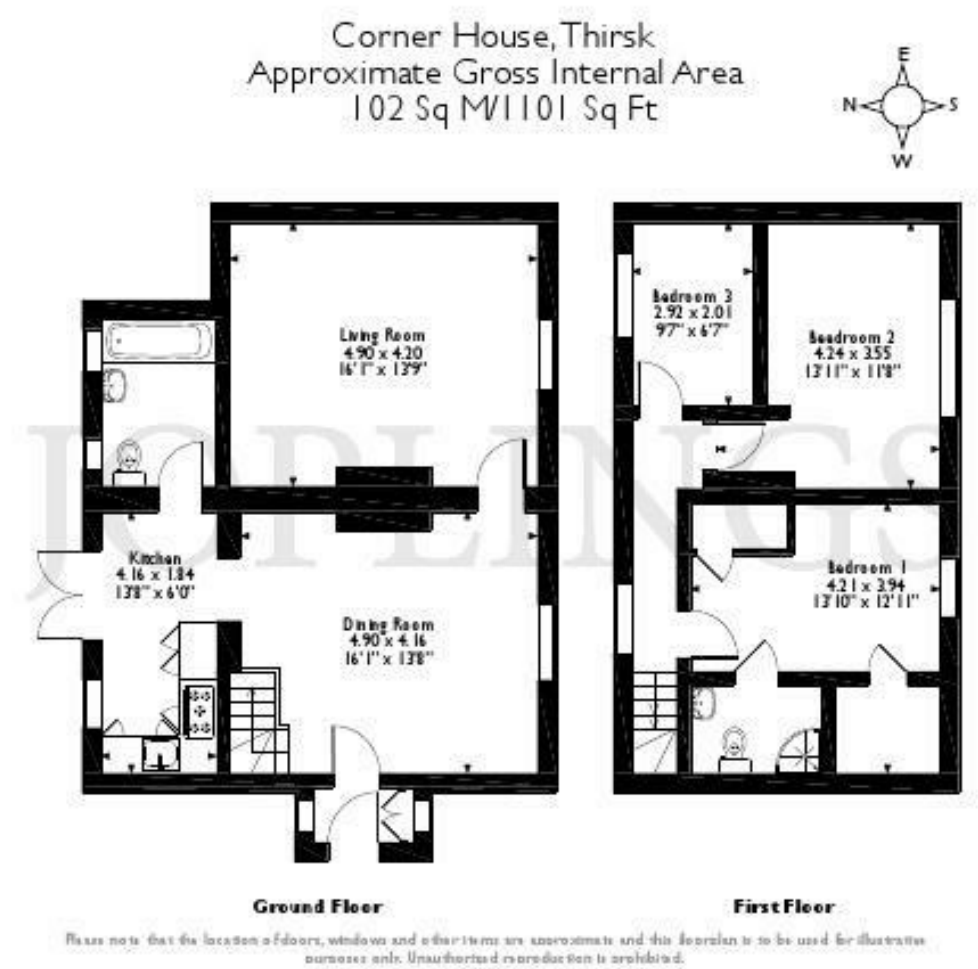
Saturday - 9am - 1pm

Sunday - Closed





FLOOR PLANS



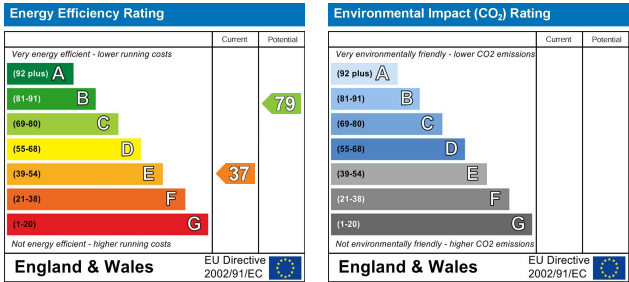
VIEWING

Please contact our Thirsk Office on 01845 522680 if you wish to arrange a viewing appointment for this property or require further information.

LOCATION MAP



ENERGY PERFORMANCE GRAPH



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