

32 High Street, Gilling West



32 High Street, Gilling West, North Yorkshire.

Guide Price: £645,000

Sitting at the centre of this highly regarded and conveniently positioned village, this mid terraced period cottage has been significantly extended and fully refurbished to a particularly high standard, resulting in a beautifully presented and generous village home. To the ground floor there is a living room, a dining room, a fantastic open plan dining kitchen, a bedroom and a shower room, whilst to the first floor there are three further bedrooms, two of which have ensuite facilities, and the family bathroom. Externally the property features a very private walled garden with two seating areas. An internal inspection is essential to appreciate the quality and finish of the property on offer.



Living Room:

The relaxed living room has a real cottage feel and is centred around the fireplace which houses a log burning stove. There is a upvc double glazed window to the front of the property, a radiator, storage cupboards and a TV point.

Dining Room:

With ample space for more formal dining, there is a radiator and a upvc double glazed window to the front of the property.

Inner Hall & Staircase:

Flooded with light through the glazed roof lantern at the head of the stairs, there is a radiator, a door to the side of the property and a utility cupboard with plumbing for a washing machine. The feature staircase has glazed panelling allowing the light to fill the area.

Bedroom:

A double bedroom with a radiator, a large storage cupboard and a half glazed door opening out to the garden.

Shower Room:

Fitted with a corner shower enclosure, a WC and a wash hand basin. There is a heated towel rail and a upvc double glazed window.

Open Plan Living Kitchen:

A fabulous space, flooded with light and perfect for relaxing as a family or for entertaining.

The **Kitchen** is fitted with a generous range of quality units which are complimented with soft close fittings and marble effect quartz countertops. Integrated into the units are an induction hob, a dishwasher, a fridge, a freezer and an eye level double oven.

The large central island is again finished with quartz countertops and provides storage under, a wine fridge and space for seating.

The **Seating Area** has a set of bifold doors that open out to the garden, making the perfect space for relaxing. There are two contemporary styled radiators, a TV point and a modern style electric flame effect fire.

First Floor Landing:

Light filled through the roof window and having a useful cupboard with shelving.



Bedroom:

A double bedroom with a upvc double glazed window to the front with a window seat. There is a range of fitted wardrobes, a radiator and an airing cupboard.

The **Ensuite** has a corner shower cubicle, a WC and a wash hand basin.

Bedroom:

A double bedroom with a built in wardrobe, a TV point, a radiator and a upvc double glazed window.

The **Ensuite** has a large shower enclosure, a WC and a wash hand basin.

Bedroom:

A double bedroom with a radiator and a upvc double glazed window to the rear of the property.

Bathroom:

The well appointed family bathroom has a large oval bath with a shower attachment, a WC and a wash hand basin. There is a heated towel rail and a upvc double glazed window.





External

The property has the benefit of rear access through a gated path to the side of the property.

The generous walled garden has a high degree of privacy and enjoys the sun throughout the day.

The garden is mainly lawned, and has two seating areas, one immediately outside the kitchen, and a second to the rear of the garden which features a covered gazebo. There is a useful garden shed.

Additional Information

The postcode is DL10 5JF and the Council Tax Band is D.



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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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