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*"For Sales In The Dales"*  
01969 622936

## Yorebridge, Thoralby



- Immaculate detached house in quiet village location
- 3/4 bedrooms
- Modern fitted kitchen
- Large living room
- Lounge
- Utility room
- Downstairs shower room
- Bathroom
- Carport
- Parking for 2 cars
- Front terrace
- Rear garden with patio & pond
- Garden shed
- Stunning views
- Oil central heating
- UPVC double glazing throughout with composite external doors
- Perfect family, holiday or retirement home
- Viewing essential

**Offers around £350,000**



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# Yorebridge, Thoraby

## DESCRIPTION

Yorebridge is an immaculate detached house located in the pretty village of Thoraby.

The village has a public house, village hall and small shop with Post Office.

There is a doctor's surgery in Aysgarth, only a mile away, and a primary school, larger shop & tearoom in nearby West Burton. The busy market towns of Leyburn & Hawes are both approximately 8 miles away.

The property has been carefully maintained by the current owners and it is in immaculate condition. On the ground floor there is a good size lounge, large living room, a modern kitchen and in the potential 'granny annex' there is a good size utility room, shower room and double bedroom.

On the first floor there are 2 double bedrooms and a large single bedroom currently being used as an office; the house bathroom has a modern white suite including a bidet.

Externally, there is a front south facing patio terrace, carport, and boiler room.

The rear garden is superb, with raised flowerbeds, lawn, patio and pond with a water feature; the views from the garden are stunning.

This property offers flexible accommodation and viewing is essential to appreciate the potential of this delightful home.

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## GROUND FLOOR

### ENTRANCE HALL

Fitted carpet. Staircase. Smoke alarm

### LOUNGE

11' 11" x 11' 09" (3.63m x 3.58m) Good size lounge. Fitted carpet. Coving. Radiator. TV and Sky points. Dimmer light switch. Bay window to the front with good view.

### LIVING ROOM

20' 07" x 12' 01" (6.27m x 3.68m) Lovely large room. Fitted carpet. Coving. Fitted calor gas fire in marble surround. 2 radiators. TV and telephone points. Dimmer light switch. Window to the rear and bay window to the front with good view.

### DINING KITCHEN

18' 08" x 7' 10" (5.69m x 2.39m) Rear galley style modern kitchen. Ceramic tile floor. Coving. Good range of wall and base units. Breakfast bar. Understairs cupboard. 1 1/2 bowl sink with mixer tap and additional boiling water and filter water tap. Induction hob and extractor hood. Electric double oven. Hotpoint dishwasher. American style fridge freezer. Main fuse box. Side door to carport. Window to the rear with garden outlook.

### UTILITY ROOM

10' 05" x 8' 07" (3.18m x 2.62m)(max) Tiled floor. Base units. Electric underfloor heating. Stainless steel single sink and drainer. Automatic washing machine/dryer. Smoke alarm. Loft access. Back door to rear porch.

# Yorebridge, Thoraby

<b>BEDROOM 4</b>	10' 01" x 8' 09" (3.07m x 2.67m) Front downstairs double bedroom. Fitted carpet. Radiator. Loft access. Window to front with view.
<b>SHOWER ROOM</b>	7' 08" x 5' 08" (2.34m x 1.73m) Tiled floor. Electric under floor heating. Tiled Walls. WC. Shower cubicle with electric shower. Hand basin set in vanity unit. Heated towel rail on central heating but with electric option. Extractor fan. Frosted window to porch.
<b>REAR PORCH</b>	Fitted coir doormat. Base unit. Secondary fuse box. Back door to garden. Window to rear with garden outlook.
<b>FIRST FLOOR</b>	
<b>LANDING</b>	Large landing. Fitted carpet. Fitted bookshelves. Radiator. Smoke alarm. Loft access with ladder, and light in the loft. Window to the rear with lovely view over the garden and beyond.
<b>BEDROOM 1</b>	12' 00" x 12' 03" (3.66m x 3.73m) Front double room. Fitted carpet. Radiator. Fitted wardrobes, dresser and bedhead with side tables. Built in cupboard. Window to the front with pleasant view.
<b>BATHROOM</b>	9' 07" x 8' 00" (2.92m x 2.44m) Modern white bathroom suite. Vinyl floor. Tiled walls. Heated towel rail on central heating but with electric option. Large bath with shower over. WC. Hand basin set in vanity unit. Bidet. Airing cupboard. Extractor fan. window to the rear with lovely view.
<b>BEDROOM 2</b>	12' 01" x 11' 11" (3.68m x 3.63m) Front double room. Fitted carpet. Radiator. Large walk-in cupboard. Window to front with pleasant view.
<b>BEDROOM 3/ STUDY</b>	9' 07" x 7' 11" (2.92m x 2.41m) Large rear single bedroom. Fitted carpet. Radiator. Telephone point. Shelving. Window to the rear with lovely view.
<b>OUTSIDE</b>	
<b>CARPORT</b>	23' 07" x 13' 00" (7.19m x 3.96m)(max) Brick paved. Parking for two cars. Raised flower bed to side with oil storage tank. Secure block-built boiler room and storage. External tap and rainwater butt. Access to rear garden.
<b>FRONT</b>	Raised patio terrace with seat and two rainwater butts
<b>REAR</b>	Multi level garden with flower beds and shrubs, lawn at the top with borders, Patio with barbecue and water feature. Pond with fountain. Garden shed. Far-reaching views and open fields behind.
<b>AGENT'S NOTE</b>	All floor coverings, blinds, curtains, curtain rails and light fittings are included.  Kitchen & utility room appliances included as listed.

# Yorebridge, Thoralby

## GENERAL

<b>Photographs &amp; Virtual Tours</b>	Items in these photographs and tours may not be included in the sale.
<b>Viewing</b>	By appointment. We aim to accompany viewings 7 days a week.
<b>Local Authority</b>	Richmondshire District Council (01748 829100)
<b>Planning Authority</b>	Yorkshire Dales National Park (01969 652349)
<b>Council Tax Band</b>	Band E (should be confirmed by the purchaser prior to purchase.)
<b>Tenure</b>	Freehold

## AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

## OFFER PROCEDURE

J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

## FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor**? There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

## CONVEYANCING

Buying or selling your home requires a diligent solicitor. We work with local solicitors & the UK's most recommended provider of conveyancing services. This makes the process as smooth and stress free as possible. Call, or check our website, for a free, no obligation, no move no fee quote.

## MARKET APPRAISALS

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## ALL AGENTS

Check out what other buyers and sellers have said about J.R. Hopper & Co at [allagents.co.uk](http://allagents.co.uk). Almost 100% of the 40 testimonials this year would recommend J.R. Hopper & Co. to their friends.

## ON THE MARKET

To see all our properties in the Yorkshire Dales first, register at [jrhopper.com](http://jrhopper.com) and [onthemarket.com](http://onthemarket.com)

## J. R. HOPPER & Co.

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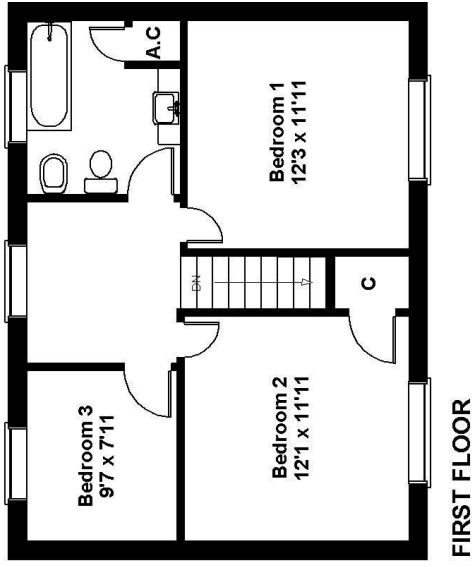
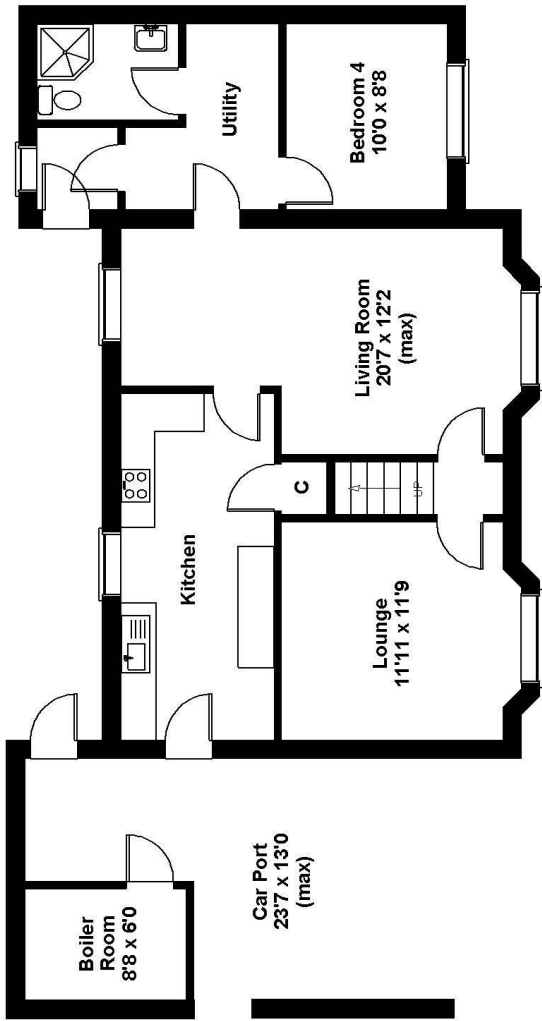
## ENERGY PERFORMANCE CERTIFICATE

**Property:** Yorebridge, Thoralby, Leyburn, North Yorkshire, DL8 3SU

**Energy Efficiency Rating Current 30 Environmental Impact Rating Current 33**

# Yorebridge, Thoralby

## Yorebridge



### 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.

Produced by Potterplans Ltd. 2016



# Yorebridge, Thoralby

