



4 Clarkes Croft, Dishforth
YO7 3XB

JOPLINGS
Property Consultants

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Well-Presented Family Home, Situated in the Popular Village of Dishforth.

FEATURES

- Extended Ground Floor with Open-Plan Family Living Accommodation
- Four Bedrooms with the Master Bedroom having an En-suite Shower Room
- Gardens to Front and Rear • Driveway Parking
- EPC C • Council Tax Band E

DESCRIPTION

On entering the property, the Hallway gives access to the Sitting Room with wood-burning stove and the Impressive Open-Plan Family area with solid wood flooring comprising: Breakfast Kitchen leading into the Living/Dining Area. There is also a WC and Study.

The First Floor landing leads to the Master Bedroom with En-suite Shower Room and built-in Storage, to the further Three Bedrooms and Family Bathroom.

The property benefits from Gardens to the Front and Rear, with the Rear Garden facing towards the south-east and Driveway Parking.



A BIT ABOUT DISHFORTH

Dishforth Village is handily located between Boroughbridge, Ripon and Thirsk with good links to the A1 and A19. The village benefits from a village school, Dishforth C of E Primary School which achieved Outstanding in its last OFSTED inspection, a part-time Post Office and two Public Houses. There is an active outdoor Bowling Club with a Sports field and Sports Pavilion and to the rear of the sports pavilion is a children's play area.

For those requiring travel further afield, Leeds Bradford Airport can be accessed within three quarters of an hour by car and there is a direct London to Harrogate Train Service (approx 33mins away) or London to Thirsk Train Service (approx 15mins away).

DIRECTIONS

From our office, leave Ripon via North Street and North Road. At the bypass take the A6108/Dishforth Road through the village of Sharow and continue along this road. At the first round-a-bout, take the second exit. At the following round-a-bout, take the first exit into Dishforth Village. Drive into the village and take the turning on the left hand side into Clarkes Croft. The property is situated on the right hand side as identified by our For Sale board.

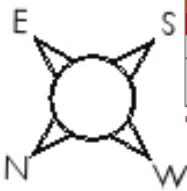
ADDITIONAL INFORMATION

The Vendor has informed us that planning has been passed in 2016 for the addition of a front porch. For further information, please access Harrogate Borough Council Planning online with the reference 16/04837/FUL.



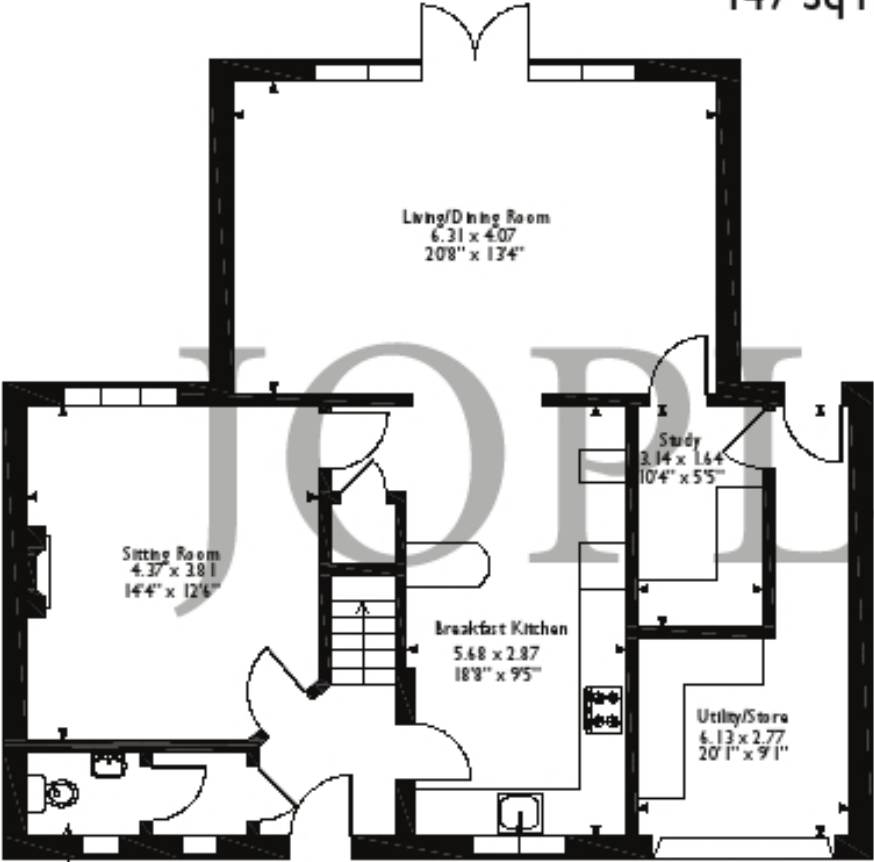
FLOORPLAN

Clarks Croft Dishforth, Thirsk
Approximate Gross Internal Area
147 Sq M/1587 Sq Ft

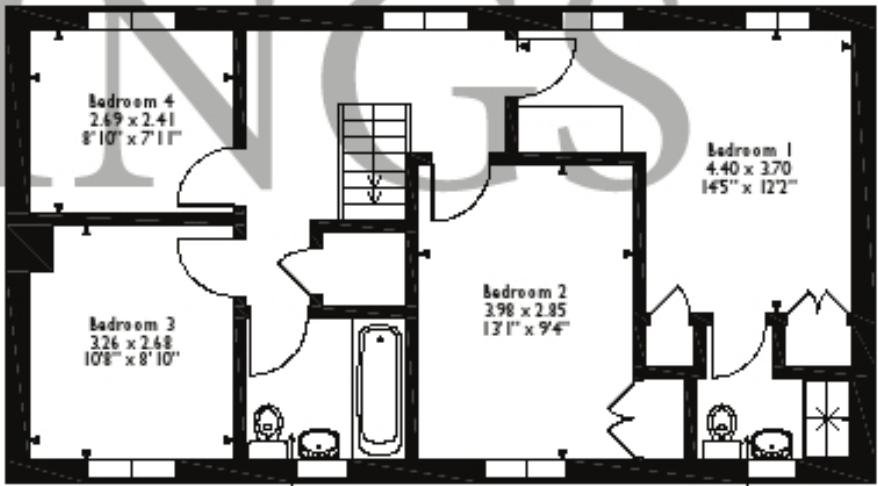


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

R00: 9560-2813-7509-9128-7255



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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