

GROUND FLOOR
APPROX. FLOOR
AREA 858 SQ.FT.
(79.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1579 SQ.FT. (146.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020

TENURE

Freehold

COUNCIL TAX BAND

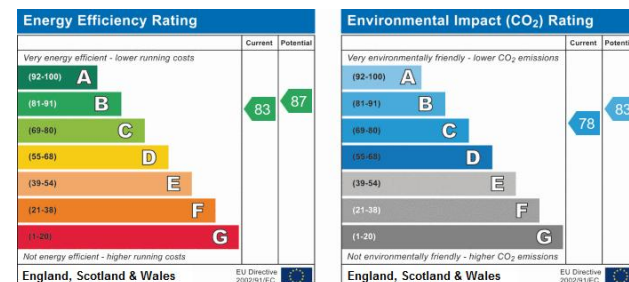
D

SERVICES

Services and/or appliances have not been tested and no guarantee of condition is given or implied.

VIEWING ARRANGEMENTS

Viewings by appointment only... please call SOLO to arrange a viewing for this property.



Agents Note: The vendor has advised us that the information contained within these particulars is correct to the best of their knowledge. All measurements are approximate. All floor plans of properties are not drawn to scale and are for information only.



SOLO

the modern estate agent

East Knoyle, Dishforth, YO7 3LP

Spacious family home in a convenient village setting

ASKING PRICE

£340,000



01765 608203

SOLO PROPERTY MANAGEMENT LTD

Visit our showroom at 3a Westgate, Ripon

EMAIL

info@solopm.com

www.solopropertymanagement.com





WELCOME

A great opportunity to buy this attractive detached family home occupying a delightful position set back from the road on the approach to this charming and extremely well-connected village.

Constructed in 1987, the property was subsequently the subject of an side extension to create a distinctive and individual home. With central heating, double glazing and income generating solar panels, the property offers practical and liveable space ideal for families or entertaining. A personal viewing is essential to appreciate the generously proportioned and flexible accommodation which could suit a wide range of purchasers.

INSIDE

A spacious entrance hall welcomes you and allows space to kick off boots and hang coats in a handy cloaks cupboard. There's a useful downstairs toilet, ideal for guests or families. Step into the main reception room and you're greeted with a wonderfully spacious and versatile family space with neutral décor, feature rustic brick chimney breast and log

burner adding to the restful ambience. A conservatory adds another further flexibility to the living space and leads onto the rear garden. There's a kitchen with practical work-space and a range of units, integrated electric oven and gas hob. A useful utility room has access to the rear garden and garage.

On the first floor, the master bedroom has the wow factor of double doors leading to a balcony where you can spend relaxing evenings enjoying the elevated aspect. This well-proportioned bedroom also benefits from an en-suite shower room and walk-in dressing room. There are three further generously proportioned double bedrooms and a spacious house bathroom with white suite including bath with inset TV over and separate shower cubicle.

OUTSIDE

An impressive gated entrance leads onto a generous driveway and front garden area. To the rear of the house there is a further, most private and enclosed garden with gravelled area, lawn, decked and walled seating area and a generous size detached timber built store/shed/summerhouse with potential for a variety of uses.

LOCATION

The property occupies a delightful established position, set back from the road on the approach to the village. Dishforth has an excellent community and offers two country pubs, garden centre, village hall and a high achieving primary school. The village is surrounded by delightful open countryside and sees less traffic than can often be the case as it is not located on a through main route. Those with business or travel interests will appreciate the ease of access to the A1(M) and A19, allowing connections throughout the area and beyond. The station at Thirsk is on the main line to London.

Ripon approx.	6 miles.
Thirsk approx.	9 miles
Northallerton approx.	18 miles.
York approx.	24 miles.
Leeds approx.	34 miles.

