



Thorpe House

Great Smeaton, Northallerton, DL6 2ET

youngsRPS 

**Thorpe House Great
Smeaton
Northallerton
North Yorkshire
DL6 2ET**

Guide Price: £360,000

A detached period property located in the popular village of Great Smeaton. Updated in recent years to provide characterful & spacious accommodation including 3 reception rooms & 3 bedrooms. Outside there is a double garage & ample off-street parking for several vehicles. Oil CH, Upvc DG. NO ONWARD CHAIN.

- Available with No Onward Chain
- Newly fitted kitchen
- Garden Room overlooking superb rear garden
- Detached double garage & attached utility



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Youngs - Northallerton 01609 773004



ACCOMMODATION

GROUND FLOOR

Glazed door leads to:

ENTRANCE PORCH

With window to front, cloaks cupboard, ceramic tiled floor, corniced ceiling, radiator, glazed door to:

LIVING ROOM

16' 10" x 11' 7" (5.15m x 3.54m) plus 10' 0" x 8' 5" (3.07m x 2.58m) With windows to front and three windows to the rear, inset multi fuel stove set on raised tiled hearth, two radiators, corniced ceiling, stairs to first floor. Double doors to dining room & garden room.

DINING ROOM

11' 6" x 11' 6" (3.51m x 3.51m) With window to front, corniced ceiling, radiator. Archway to:

KITCHEN

12' 0" (max) x 11' 10" (3.67m x 3.63m) With window to rear. Recently updated with a range of base and wall units with square edge work surfaces and inset circular stainless steel sink and drainer, Belling built under electric oven with halogen hob and

extractor over, integrated dishwasher, fridge and freezer, partially tiled walls, ceramic tiled flooring, radiator. Door to:

INNER HALWAY

With built in cupboard and plumbing for automatic washing machine, ceramic tiled flooring. Glazed door to:

REAR LOBBY

13' 5" x 3' 5" (4.10m x 1.05m) With windows to rear and side and glazed door to rear garden, ceramic tiled flooring, radiator, cornice ceiling. Door to:

WC

With window to rear, low flush WC, corner basin with tiled splashback, Worcester oil central heating boiler, ceramic tiled floor, radiator, corniced ceiling, opaque window into inner hall.

GARDEN ROOM

15' 1" x 10' 11" (4.60m x 3.34m) With window to side and sliding patio doors overlooking the rear garden, vaulted ceiling with Velux roof light window, oak flooring, three wall lights, radiator with decorative cover.

FIRST FLOOR

LANDING

Staircase leads to a split landing with two windows to the rear, exposed beam to ceiling, shelved storage cupboard, radiator, access to loft with pull down ladder.

MASTER BEDROOM

11' 10" x 11' 6" (3.61m x 3.52m) With window to front, corniced ceiling, radiator.

ENSUITE SHOWER ROOM

With window to front. Fully tiled shower enclosure with glazed folding door and Triton electric shower, pedestal wash hand basin, fully tiled walls, inset ceiling lighting, radiator. Note - This room does not have a WC.

BEDROOM 2

12' 5" x 11' 8" (3.81m x 3.56m) With window to front, wall light, corniced ceiling, radiator.

BEDROOM 3

10' 3" narrowing to 9' 6" x 11' 11" (3.13m narrowing to 2.90m x 3.65m) With window to rear, corniced ceiling, radiator.

BATHROOM

11' 9" x 7' 4" (3.59m x 2.25m) With window to rear. Suite

comprising Jacuzzi mid fill bath, low flush WC, bidet, pedestal wash basin, quadrant shower cubicle with Aqualisa mains thermostatic shower, partially tiled walls, chrome towel radiator and additional radiator, extractor, illuminated mirror.

OUTSIDE

The front of the property is enclosed by mature hedging. The garden is laid mainly to gravel interspersed with a small pond, mature trees and plants. A timber gate gives access to the rear of the property. A gravelled driveway to the side of the property is shared with the neighbouring dwelling and gives access to the rear of the house and garage.

The rear garden is enclosed by double timber gates and high walling which afford a high degree of privacy. There is a large gravelled driveway allowing ample off street parking and screened utility area to the rear of the garage with storage shed. The garden also has a lawned area and wealth of specimen trees and shrubs, paved terrace, raised hexagonal timber deck and flagged patio leading to the front of the house.

DOUBLE GARAGE

With electric powered door, window and personal door to side.

ATTACHED UTILITY ROOM

With window to side and sliding patio door to front, vent for tumble drier.

SERVICES

Mains electricity, water and drainage are connected. Oil-fired central heating boiler to radiators and also supplying hot water.

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VIEWINGS

Viewings are strictly by appointment. Please contact the agent on 01609 773004.

CHARGES

Hambleton District Council Tax Band D.

AGENT'S NOTES We will be pleased to provide free, unbiased and professional advice, without obligation, on the marketing and current value of your present home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 c
55-68	D		
39-54	E	52 e	
21-38	F		
1-20	G		



Illustration For Identification Purposes Only. Not To Scale (ID:691935 / Ref:75252)



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