



1 SOUTH VIEW, BORROWBY, THIRSK

OFFERS OVER £350,000



Northallerton
Estate Agency



South View

Thirsk, YO7 4QR

PROPERTY COMPRISES BRICK BUILT WITH CLAY PANTILE ROOF 3 BED SUBSTANTIAL SEMI-DETACHED FAMILY HOUSE SITUATED JUST OFF THE NICE QUIET VILLAGE LOCATION OF BORROWBY AND STANDS IN BEAUTIFUL COUNTRYSIDE, WITH THE PROPERTY BEING SLIGHTLY ELEVATED IT GIVES GREAT VIEWS TO WOODED GROUNDS BEHIND. ENJOYS CLOSE ACCESS TO A19, NORTHALLERTON, THIRSK AND OTHER LOCAL VILLAGES AND TOWNS OFFERING LOCAL AMENITIES. UVPC DOUBLE GLAZING AND OIL-FIRED CENTRAL HEATING VIA A COMBI BOILER. PROPERTY PROVIDES TREMENDOUS SCOPE FOR EXTENSION, VEHICULAR ACCESS, GARAGE COULD PROVIDE ADDITIONAL RESIDENCE SUBJECT TO PLANNING. PROPERTY WAS ORIGINALLY BUILT FOR THE DISTRICT NURSE IN 1950S.

- 3 BEDROOM SEMI DETACHED
- VILLAGE LOCATION
- HIGHLY SOUGHT AFTER LOCATION

- GARAGE
- SCOPE TO EXTEND
- COUNCIL TAX BAND C



GARAGE

ENJOYS UP AND OVER GARAGE DOOR, PEDESTRIAN DOOR TO SIDE, BENEFIT OF LIGHT AND POWER, BUILT IN UTILITY AREA WITH SPACE AND PLUMBING FOR WASHING MACHINE AND SPACE FOR ADDITIONAL APPLIANCE WITH WORKSURFACE OVER. DOUBLE GLAZED DOOR TO REAR GIVING ACCESS TO REAR GARDEN, INTERNAL OAK DOOR GIVING ACCESS TO W/C WITH DUO FLUSH AND WASHBASIN WITH EASY TURN TAPS, CEILING LIGHT POINT AND WALL MOUNTED EXTRACTOR AND WINDOW. BOILER ROOM, FIRE BIRD ENVIROMAX CONDENSING OIL FIRED CENTRAL HEATING COMBI BOILER

GARDEN

OFF STREET PARKING FOR 2-3 CARS. COMING IN OFF DRIVEWAY WITH BLOCK SET FRONT GARDEN WHICH RUNS ONTO CONCRETE HARDSTANDING AND ACCESS TO GARAGE. SHRUBBERY TO ONE SIDE, POST AND PICKET FENCE TO 2 SIDES. REAR GARDEN RUNS WITH A FLAGGED AND NATURAL STONE FLAGGED PATIO AND WALKWAY, STEPS UP TO LAWNED AREA WITH NICE STONE EDGED SHRUBBERY AND RAISED INDIAN STONE SEATING AREA AND ENJOYS A MIX OF POST AND PLANK AND HEDGED BOUNDARY AND PLINTH MOUNTED OIL TANK.

ENTRANCE

ENTERING THROUGH A UVPC UPPER ETCHED GLASS DOOR INTO ENTRANCE LOBBY WITH STAIRS TO 1ST FLOOR, PICTURE WINDOW TO SIDE PROVIDING NATURAL LIGHT, RADIATOR, WALL MOUNTED CLOAKS HANGING, INTERNAL DOOR INTO LIVING ROOM.

SITTING ROOM

FULL HIGH-T FRENCH DOOR TO REAR GIVING ACCESS TO PATIO AND GARDEN, CENTRAL OFFSET CHIMNEY BREAST WITH OAK MANTLE SHELF, SLATE HEARTH AND HEARTH MOUNTED MULTI BURNING STOVE, 2 X CEILING LIGHT POINTS, TV AND PHONE POINT, DOOR THROUGH TO DINING ROOM.

DINING ROOM

INTERNAL GIVES ACCESS TO KITCHEN, WOOD EFFECT VINYL FLOOR, CEILING LIGHT POINT, RADIATOR, BT OPEN REACH POINT, USEFUL UNDERSTAIRS STORAGE CUPBOARD.

KITCHEN

ATTRACTIVE RANGE OF MODERN BASE AND WALL CUPBOARDS WITH CHROMED DOOR FURNITURE, WOODEN EFFECT WORKSURFACE WITH INSET SINGLE DRAIN SINGLE BOWL. STAINLESS STEEL SINK UNIT, UNIT INSET 4 RING ELECTRIC HOB WITH BRUSHED STEEL AND

GLASS OVEN AND GRILL BENEATH, BUILT IN UNIT MATCHED DISHWASHER, SPACE FOR FRIDGE FREEZER, WOOD EFFECT VINYL FLOOR, INSET CEILING LIGHT SPOTS, FULL HEIGHT RADIATOR, TILED SPLASHBACKS, GOOD SIZED CORNER LARDER CUPBOARD WITH SHELVES AND POWER.

LANDING

CEILING LIGHT POINT, ATTIC ACCESS, BUILT IN SHELVED LINEN CUPBOARD

BEDROOM 1

PART PANELLED WALL, RADIATOR, CEILING LIGHT POINT, USEFUL OVER STAIRS WARDROBE WITH RAILS AND SHELVES WITH CUPBOARD OVER.

BEDROOM 2

RADIATOR, CEILING LIGHT POINT, BUILT IN WARDROBE WITH HANGING AND SHELVES STORAGE

BEDROOM 3

CEILING LIGHT POINT, RADIATOR, OVER STAIRS SHELVED STORE CUPBOARD, TV POINT

BATHROOM

ATTRACTIVE WHITE SUITE COMPRISING FULL SIZE BATH, SHOWER PANELLED AROUND WITH WALL MOUNTED THERMOSTATIC CONTROLLED MAINS SHOWER, QUALITY EASY TURN MIXER TAPS, DUO FLUSH TOILET, PEDESTAL WASHBASIN WITH EASY TURN MIXER TAPS, FULL HEIGHT WALL MOUNTED HEATED TOWEL RAIL, WALL MOUNTED EXTRACTOR, INSET CEILING LIGHT SPOTS, WOODEN EFFECT VINYL.

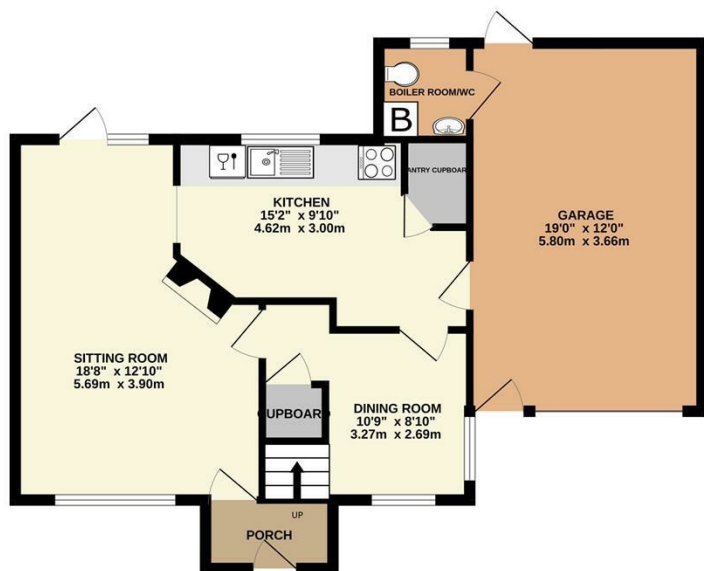
VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD
SERVICES - OIL, WATER, ELECTRIC & DRAINAGE
NYCC TAX BAND - C
EPC - D

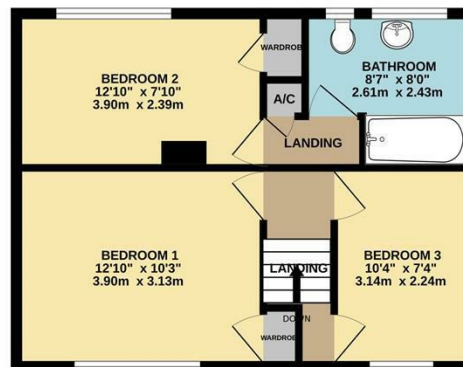


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
710 sq.ft. (65.9 sq.m.) approx.



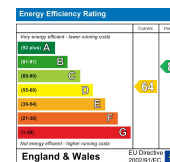
1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1137 sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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