



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



1 Dale View Gravel Hole Lane, Thirsk, YO7 1NN
Price Guide £295,000

Offering a generous amount of living space, with the potential to convert to four bedrooms with minimal cost, this well-proportioned family home should be viewed to be fully appreciated. Arranged over three floors, there are two bathrooms, a south-facing garden, parking and a garage. Well placed for access to local schools, it will suit buyers looking for both space and practicality.



The Property

The main entrance is via a composite door opening into the entrance hall, where a staircase rises to the first floor and a door leads into the lounge.

Positioned to the front, the lounge benefits from a double glazed bay window allowing good natural light. A modern stone fireplace with hearth and chrome living flame gas fire forms a central feature, with a further door leading through to the dining kitchen.

The dining kitchen is well presented and fitted with solid wood base and wall units, complemented by black granite work surfaces and upstands. There is a built-in split-level electric oven and grill with a five-ring gas hob and chrome canopy extractor above. Integrated appliances include a fridge, freezer, washing machine and dishwasher. The room is finished with recessed and under-shelf lighting, oak effect laminate flooring, a window overlooking the rear garden and a half-glazed door providing direct access outside.

Accessed from the dining kitchen is the cloakroom, fitted with a pedestal wash basin with tiled splashback and W.C., along with extractor and oak effect laminate flooring.

To the first floor, the landing gives access to two bedrooms, the house bathroom and an airing cupboard, with a further staircase rising to the second floor.

Bedroom two is a well-proportioned double room to the rear, with two fitted double wardrobes and two windows overlooking the garden. In our opinion, this room could be divided to create two separate bedrooms, if required, with minimal alteration.

The house bathroom is fitted with a panelled bath with mains pressure shower over, pedestal wash basin and W.C., with part tiled walls.

Bedroom three is positioned to the front of the property.

The second floor is dedicated to the main bedroom, which runs through the depth of the house. This is a generous room with Velux windows to both front and rear elevations, a built-in double wardrobe and additional storage within the eaves. The room also benefits from an ensuite shower room.

The ensuite is fitted with a corner shower cubicle, pedestal wash basin and W.C., with part tiled walls and extractor.

Externally, the front of the property is laid to lawn with a pathway leading to the entrance, enclosed by a low brick wall with wrought iron gate. To the rear, there is a circular stone patio seating area, lawn garden, planted borders and fenced boundaries with gated access and a stone flagged pathway.

A garage is located to the rear, forming part of a block of three, with roller door access and the benefit of electricity, along with useful overhead storage potential.

The property is Freehold

Council: Hambleton

Tax Band: D

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8536-5627-6600-0288-0226>

Disclaimer

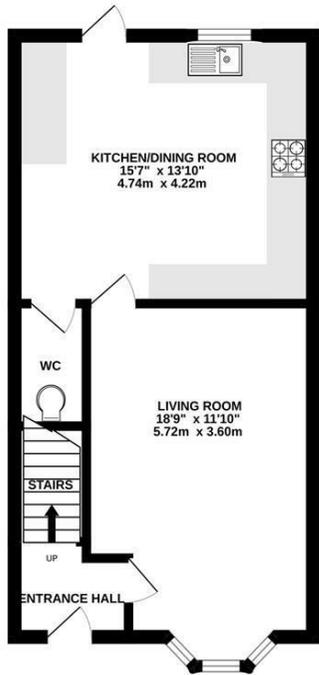
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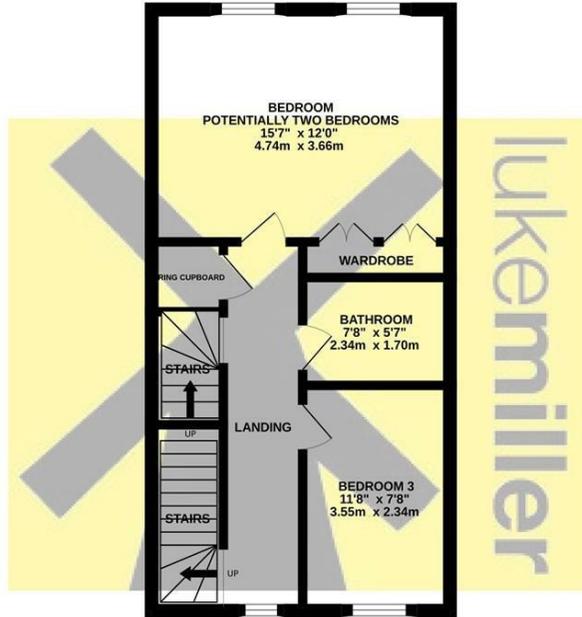




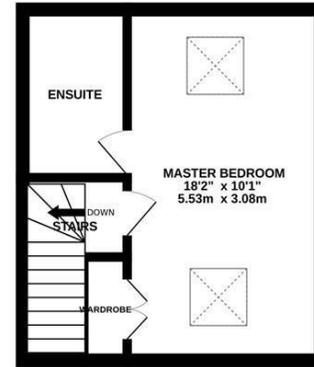
GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



2ND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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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