

...Your proactive estate agent



Sessay, Thirsk, YO7 3BE
Offers Over £350,000

Park Row

****TWO BEDROOMS**OPEN PLAN LIVING**SOUGHT AFTER LOCATION**DRIVEWAY PARKING**.** This two bedroom detached bungalow is situated in Sessay, Thirsk and briefly comprises of; open plan living area, sun room, bathroom and two bedrooms. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. CALL 7 DAYS A WEEK TO ARRANGE A VIEWING. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.



GROUND FLOOR ACCOMMODATION

ENTRANCE HALLWAY

Entry inside the property is through a white uPVC door with double glazed glass insert which gives access to the inner porch. A further door gives access to the hallway which has a twin paneled central heating radiator.



LOUNGE DINER

4.78 x 4.41 (15'8" x 14'5")

The lounge is carpeted with a white uPVC double glazed window overlooking the front garden with a log burner having fireplace surround. The dining section is accessible through a separation archway and gives access to the kitchen. There is white uPVC double glazed windows to the rear elevation and twin paneled central heating radiators.



KITCHEN

5.78 x 2.85 (18'11" x 9'4")

The kitchen has a range of contemporary wall and base units, roll top laminated worktops and comprises of integrated appliances including an electric oven, grill, four ring electric hob and extractor hood above. White uPVC double glazed window situated in between the kitchen and sun room extension, a vertical wall mounted central heating radiator and has space and plumbing for a washing machine.



SUN ROOM

5.75 x 3.36 (18'10" x 11'0")

The sun room is a newly added extension to the property having white uPVC double glazed bi-fold doors which leads to the rear garden. There is white uPVC double glazed windows to both side elevations and double glazed velux windows giving a generous amount of natural lighting to the room.



BATHROOM

2.75 x 2.40 (9'0" x 7'10")

The bathroom has a white three piece suite which comprises of a close coupled W.C. a pedestal wash hand basin having a chrome, waterfall mixer tap and a freestanding bathtub with a chrome freestanding bath filler tap and lift away shower head. Tiled halfway on two walls, vinyl flooring, chrome towel radiator and two white uPVC double glazed windows to rear elevation.



BEDROOM ONE

4.88 x 2.74 (16'0" x 8'11")

The first bedroom is carpeted with a built in wardrobe space which has overhead storage, a twin paneled central heating radiator and white uPVC double glazed windows to front elevation.



BEDROOM TWO

3.78 x 2.74 (12'4" x 8'11")

The second bedroom is carpeted with a twin paneled central heating radiator and white uPVC double glazed windows to the rear elevation.

EXTERIOR

FRONT

The garden to the front of the property is mainly laid to lawn having flowerbeds and driveway parking for three cars.



REAR

The garden to the rear of the property has a decked area with a section being laid to lawn, accessible from the side of the property and through bi-fold doors from the sun room. There are stunning views of fields from the rear garden.



GARAGE

5.35 x 3.52 (17'6" x 11'6")

Single garage with power.



HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in

purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOUR'S

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 5.30pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

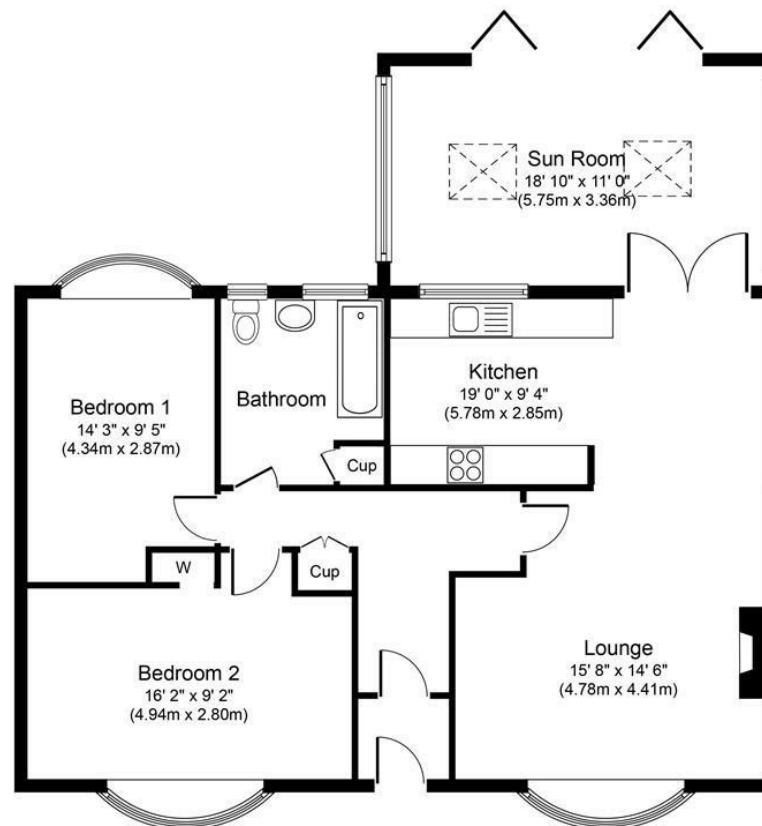
VIEWING'S

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

TENURE AND COUNCIL TAX BANDING

Please note: The Tenure and Council Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



Ground Floor
Approximate Floor Area
1,154 sq. ft.
(107.2 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

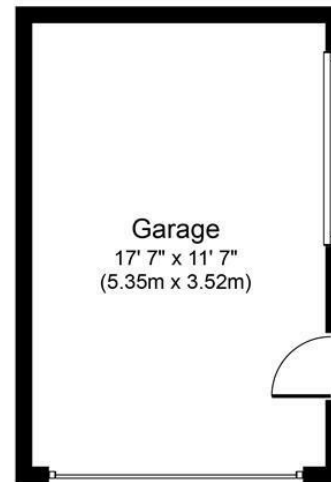
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Garage
Approximate Floor Area
201 sq. ft.
(18.7 sq. m.)

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