

Barbeck, York Road, Thirsk YO7 1DQ



Guide Price £570,000

**** STUNNING 3 BED MODERN DETACHED PROPERTY ** SPACIOUS ACCOMMODATION ON GOOD SIZED PLOT ** RENOVATED TO AN EXCEPTIONAL STANDARD ** Solar panels | Fabulous bespoke fitted open plan kitchen | Dining area with patio doors onto delightful rear garden | Large open plan lounge with snug/study area | Downstairs cloakroom | Three double bedrooms | Master bedroom with bespoke walk-in wardrobe | Modern en-suite | Spacious walk-in roof space with potential to extend (subject to planning permission) | Large private and enclosed rear garden with fantastic Finish Kota (barbecue hut) | Elevated patio | Double garage with ample parking alongside | Close to town centre and all local amenities**

The property is a stunning modern and contemporary detached 3 bedroom family home over 240 square meters, sitting on approximately 0.7 acres of beautifully cared for gardens.

The Accommodation

Additional Features

The property benefits from solar panels, which provides electricity and also hot water via free electricity rather than returning it to the national grid. The property also benefits from gas central heating via a Worcester Bosch heating system (guaranteed for a total of 10 years), which includes a mains pressure system boiler, 300 litre hot water storage tank, magnetic filter system, thermostatic radiator valves on radiators and an internet controlled programming system which allows full control of the hot water and central heating remotely. In addition, the property has uPVC double glazing. There is solid oak flooring throughout with oak doors and oak skirting boards and a custom made solid oak LED illuminated staircase. The property also has LED lighting and stainless steel electric fittings throughout.

Location

The property is tucked away in the corner of a cul-de-sac but close to Thirsk town centre providing easy access to all local amenities. Thirsk provides a railway station with a direct line to London, easy access to major North/South road systems, and is situated between the North Yorks Moors and the Yorkshire Dales providing access to beautiful countryside and places of significant interest.

Entrance Hall

3.89m (12'9) x 1.95m (6'5)

A covered porch area provides access to a uPVC double glazed entrance door. uPVC double glazed windows either side of entrance door. Radiator. Coving. Oak flooring. Oak door opens into,

Lounge

6.63m (21'9) x 4.35m (14'3)

Two uPVC double glazed bay windows to front elevation and uPVC double glazed window to side elevation. Recess for stove. Two Radiators. Coving. Recessed LED ceiling lights. Oak flooring. TV point and concealed mounting for a wall hung TV and soundbar such that all cables are hidden from view. Telephone and Broadband point. Opens into,



Snug/Study Area

4.14m (13'7) x 3.84m (12'7)

Radiator. Coving. Recessed LED ceiling lights. Oak flooring. Archway into inner hallway. Oak door opens into,

Open Plan Kitchen

6.54m (21'5) x 3.79m (12'5)

Fabulous bespoke handmade kitchen installed by Grove House and fitted in a range of base and wall units, including display cabinets, drawers, and pantry cupboard. Fabulous central island providing a spacious seating area and incorporating cupboards and a stainless steel sink unit with mixer tap. Part oak worktops with other being silestone quartz. Recess for an electric cooker fitted with an LED illuminated air extraction system Large built-in fridge. Built-in dishwasher. Recessed LED ceiling lights. Coving. Tiled flooring. uPVC double glazed window overlooking rear garden. Opens into,



Dining Area

5.91m (19'5) x 3.63m (11'11)

uPVC double glazed bay window to front elevation with tiled windowsill. uPVC double glazed patio doors open onto elevated patio and rear garden. Large uPVC double glazed picture window to side elevation. Two radiators. Recessed LED ceiling lights. Oak flooring.

Utility Room

3.06m (10'0) x 2.52m (8'3)

Oak door from kitchen leads into utility room. Base and wall mounted units with worktops. Stainless steel sink unit with mixer tap. Recess under worktops with space and plumbing for automatic washing machine and automatic dishwasher. Radiator. Tiled flooring. uPVC double glazed window to side elevation. uPVC double glazed stable door opens onto raised patio area.

Master Bedroom

6.83m (22'5) (max) x 3.26m (10'8)

Oak door from snug area into master bedroom. Large walk-in bespoke wardrobe with hanging rails, shelving and automatic lighting. Two radiators. Coving. Recessed LED ceiling lights. uPVC double glazed windows to both side elevations. Two uPVC double glazed windows to rear providing lovely view onto rear garden. Oak door into,



En-Suite

3.2m (10'6) x 2.03m (6'8)

Large walk-in shower area with glass screen and with chrome fixed head shower and separate hand held attachment. Vanity unit with twin wash hand basins and drawers. Further vanity unit with cupboard and incorporating WC and bidet. Fully tiled. Chrome ladder style towel rail/radiator. Recessed LED ceiling lights. uPVC double glazed window to side elevation. Electric under floor heating which is fully programeable.



Inner Hallway

Archway from snug area opens into inner hall. Bespoke oak bookcase built into one wall. Custom made oak staircase with glass side screen and lighting in stair treads lead up to first floor accommodation. Radiator. Oak flooring. uPVC double glazed floor to ceiling window to front elevation. uPVC double glazed door opens onto rear courtyard. Concealed panelled fire door opens into attached double garage. Oak door opens into,

Downstairs Cloakroom

Vanity unit incorporating wash hand basin and WC. Fully tiled. Recessed LED ceiling lights. uPVC double glazed window to rear elevation.

First Floor Landing

Custom made oak staircase from inner hall leads up to first floor landing. Seating area with Velux window to front elevation. Separate pine doors open into two double bedrooms, a family bathroom, and spacious walk-in roof space which offers excellent potential to develop into further bedrooms or other rooms (subject to planning permission).

Bedroom Two

5.61m (18'5) x 3.19m (10'6)

Built-in cupboard into eaves. Radiator. Pine ceiling. uPVC double glazed windows to rear and side elevations.



Bedroom Three

3.62m (11'11) x 2.32m (7'7)

Radiator. uPVC double glazed window to rear elevation.



Family Bathroom

2.42m (7'11) x 2.24m (7'4)

Three piece bathroom suite in white comprising of a shaped bath with shower over and glass shower screen; pedestal wash hand basin; and low level WC. Radiator. Fully tiled. Shaver point. uPVC double glazed window to rear elevation.



Roof Space

Walk-in hallway with two further doors opening into two separate areas, one of which houses the water cylinder and gas fired boiler. Also contains the Solar Panel controls and the Solar Boost hot water controller. Radiator. Wall lights. This space offers an excellent opportunity to add further bedrooms or other rooms to the upstairs accommodation (subject to planning permission).

Integral Double Garage

6.89m (22'7) x 5.62m (18'5)

Concealed panelled door from inner hall opens into attached double garage. Two electrically operated garage doors. Power and light and radiator. uPVC double glazed windows to front and rear elevations.

Outside

To the front of the property is a spacious garden with a brick edged shaped lawn and circular central feature gravel garden. Spacious seating area in front of property. There is also a long driveway offering ample parking with restored, wrought iron double gates opening onto road. Fencing to the front and side boundaries, together with trees and shrubs, provide a good degree of privacy. The Barbeck runs through a Japanese styled fully fenced and gated area. A double wooden gate and a side gate provides for both pedestrian and vehicular access to one side of the property, which has a spacious parking area providing access to the integral double garage via twin, electrically operated garage doors. There is also a gravelled area with pots. There is gated access down the other side of the property, which leads to a delightful, large rear garden. There is a spacious and elevated patio area made from Indian Sandstone. The garden is partly laid to lawn and sited on the lawned area is a fantastic 15 seater Finish Kota (barbecue hut), which can be fuelled by either logs or charcoal. There is a feature colour changing internal LED lighting system, as well as windows and a wall mounted TV. Up to three people can sleep inside. There is a professionally designed perennial circular lawn feature planted with an abundance of shrubs and bulbs; and a spacious fruit and vegetable garden area with wooden pergola and greenhouse. Fenced boundaries to two sides with a wooded area to the other side provide a good degree of privacy. The owners of the property have access to this wooded area for maintenance purposes. There is a separate courtyard area to one side of the property, which is mainly gravelled for ease of maintenance with a kitchen garden in raised herb and salad beds.



Owner's opinions...

We have very much enjoyed living here for the past four years and in that time we have designed, planned and implemented a major renovation to an already interesting property. The property was ideal for us because of it being within walking distance of the town centre and all amenities – shops, doctors, dentist, etc. We also wanted to be close to a mainline railway station with a direct line to London taking just over two hours, as well as having easy access to North/South road systems. Other factors influencing our decision to buy the property was the need to be surrounded by beautiful countryside and places of significant interest and the property itself having a garden large enough to justify a sit-upon lawnmower, with the plot size being approximately 0.7 acres.

Floor Plan



Council Tax Band C

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