



WESLEY COTTAGE, MAUNBY, THIRSK

O.I.R.O £330,000



Northallerton
Estate Agency



Thirsk, YO7 4HD

DETACHED 2 BEDROOM BUNGALOW WITH GARAGE AND SCOPE TO REVOLVE TO A LOVELY SIZED HOME WITH GOOD SIZED GARDENS AND WOODLAND AREA. MAUNBY IS A SOUGHT AFTER VILLAGE SAT BETWEEN A1 AND NORTHALLERTON MARKET TOWN.

- GARAGE
- SCOPE TO RENOVATE
- CONSERVATORY
- UPVC WINDOWS AND DOORS
- EXTENSIVE GARDENS AND WOODLAND
- OFF ROAD PARKING

LOBBY
CEILING LIGHT POINT

SITTING ROOM
FEATURE FIREPLACE WITH BACK BOILER, CEILING LIGHT POINT, UPVC WINDOW, TV AND PHONE POINT.

KITCHEN
PINE WALL AND BASE UNITS, 4 RING INSET GAS HOB WITH OVEN BELOW, CEILING LIGHT POINT, SINGLE SINK AND DRAINER, HALF TILED WALLS

UTILITY ROOM
SPACE FOR WASHING MACHINE, FRIDGE FREEZER , DISHWASHER AND OTHER APPLIANCES

SUNROOM
A GOOD SIZED ROOM WHICH WOULD LEND ITSELF TO A SECOND SITTING ROOM OR DINING ROOM WITH CEILING LIGHT POINT AND DOOR OUT TO THE GARDEN.

BATHROOM
BATH, WC, CEILING LIGHT POINT, MIRRORERED CABINET, HEATED TOWEL RAIL AND RADIATOR.

BEDROOM 1
CEILING LIGHT POINT AND RADIATOR

BEDROOM 2
CEILING LIGHT POINT AND RADIATOR

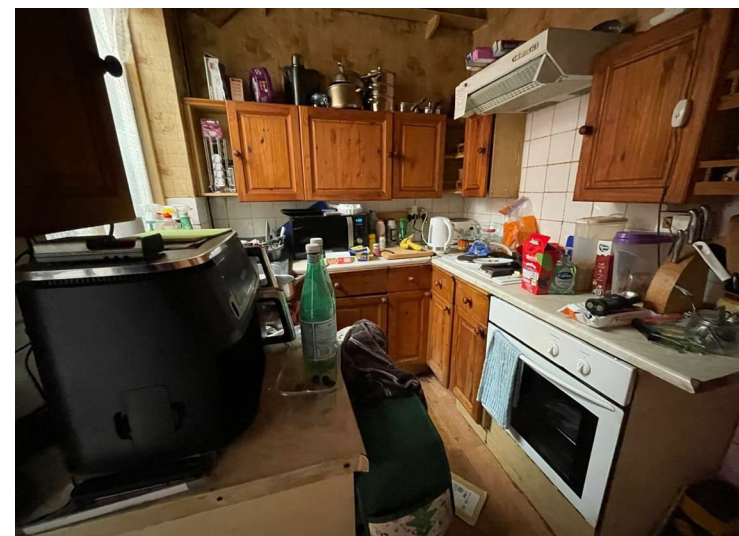
SHOWER ROOM
CUBICLE WITH TRITON T50 SHOWER, CEILING LIGHT POINT AND LOW LEVEL TOILET

GARAGE
MAINS POWER AND CEILING LIGHT POINT

GARDENS
EXTENSIVE GARDEN AREA WITH 2 AREAS OF FLAGS FOR SEATING, 2 X GREENHOUSES, SHED, POST AND PLANK FENCING AND A LARGE AREA OF WOODLAND TO THE REAR OF THE LAND. THERE IS A HISTORIC RIGHT OF WAY ALONG THE SIDE OF THE PROPERTY BUT THIS HAD NOT BEEN USED IN MANY YEARS AND LEADS TO A DEAD END THEREFORE IS UNLIKELY TO BE USED. AND IS NOT ACCESS ON THIS PROPERTY'S LAND.

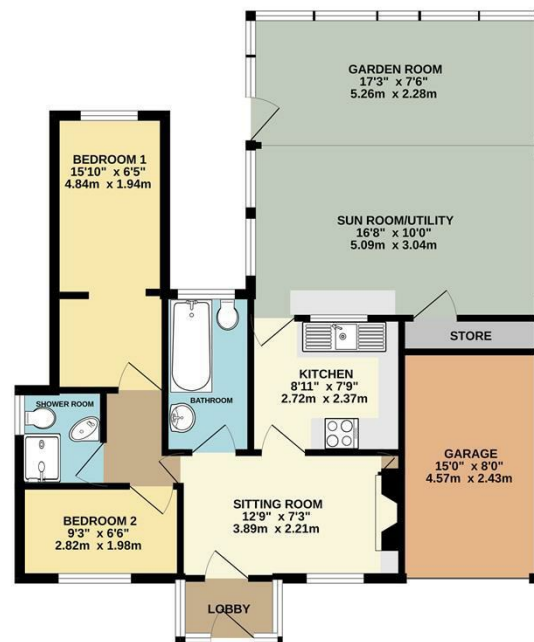
VIEWING - BY APPOINTMENT THROUGH THE AGENCY
- Tel. No. 01609 771959

TENURE - FREEHOLD
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE
NYCC TAX BAND - C
EPC - TBC



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

GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.



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TOTAL FLOOR AREA: 828 sq.ft. (76.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is made as to their capacity or efficiency for use by others.
Made with Metreplan 12/05



Energy Efficiency Rating	
Current	Potential
100-91% A	
90-81% B	
80-69% C	
59-50% D	
49-40% E	
39-31% F	
30-21% G	
Below 20% Below Minimum	
England & Wales EU Directive 2002/91/EC	

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- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
 - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
 - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
 - Any plans may not be to scale and are for identification purposes only.
 - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
 - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



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