



£485,000

Plot 1, Dovecote Mews, Sandhutton, YO7 4FF

House | 3 Bedrooms | 2 Bathrooms

01423 276100

N  
NEWBY JAMES  
Estate Agents

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# Step Inside

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## Property Description

**\*\* NEW HOME \*\***

An exciting opportunity to purchase a brand new three bedroom two bathroom mews house finished to a high standard and forming part of this exclusive gated development of four individual properties situated in the much sought-after village of Sandhutton, Thirsk.

## Main Particulars

**\*\* NEW HOME \*\***

An exciting opportunity to purchase a brand new three bedroom two bathroom mews house finished to a high standard and forming part of this exclusive gated development of four individual properties situated in the much sought-after village of Sandhutton, Thirsk.

The property is very close to completion and comprises in brief; entrance hallway with stairs to first floor, stylish dining kitchen with side door access from a utility room and French doors out to an enclosed low maintenance paved area and garden, spacious living room with French doors out and a ground floor cloakroom. To the first floor an open gallery landing with doors leading to three generously sized double bedrooms, the master served by an ensuite shower room and a house bathroom.

Outside electric gates with intercom gives access to two allocated parking spaces with EV charging point and a double garage.

The picturesque village of Sandhutton sits about three miles west of Thirsk, which has an excellent public house serving food, a church and thriving community. The rail station at Thirsk supports Grand Central (London Kings Cross about two hours) and TransPennine (York, Leeds, Manchester airport) trains. Thirsk itself is a busy market town with independent shops, supermarkets, restaurants and cafes. There is also a cinema, swimming pool, gym and arts centre. York (approx. 26 miles), Harrogate (approx. 20 miles) and Leeds/Bradford airport (about 35 miles) are all within easy reach. There are multiple private and state education opportunities nearby including Queen Mary's School, Ampleforth College, Cundall Manor, Aysgarth School, Ripon Grammar and St. Peters School.

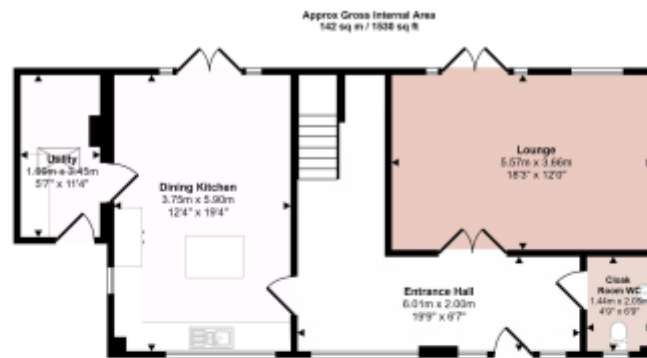
Agents notes.

Please note the sellers are directors of Newby James Estate Agents Ltd.

Tenure: Freehold

Parking options: EV Charging





Ground Floor  
Approx 74 sq m / 800 sq ft



First Floor  
Approx 65 sq m / 700 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Squippy 360.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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