



£375,000 Guide Price

Plot 4, Dovecote Mews, Sandhutton, YO7 4RW

Bungalow | 2 Bedrooms | 1 Bathroom

01423 276100

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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 two bedroom bungalow 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

An exciting opportunity to purchase a brand new two bedroom bungalow 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.

This brand new home reveals spacious accommodation finished to a high standard throughout and comprises; entrance hall, dining kitchen, sitting room with bi-fold doors out to a paved seating area, two double bedrooms and a bathroom.

Outside a rear garden offers a low-maintenance outdoor area. There is a single garage and 2 parking spaces within the courtyard, complete with an EV car charging point, accessed via gates and set back from the village road.

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.

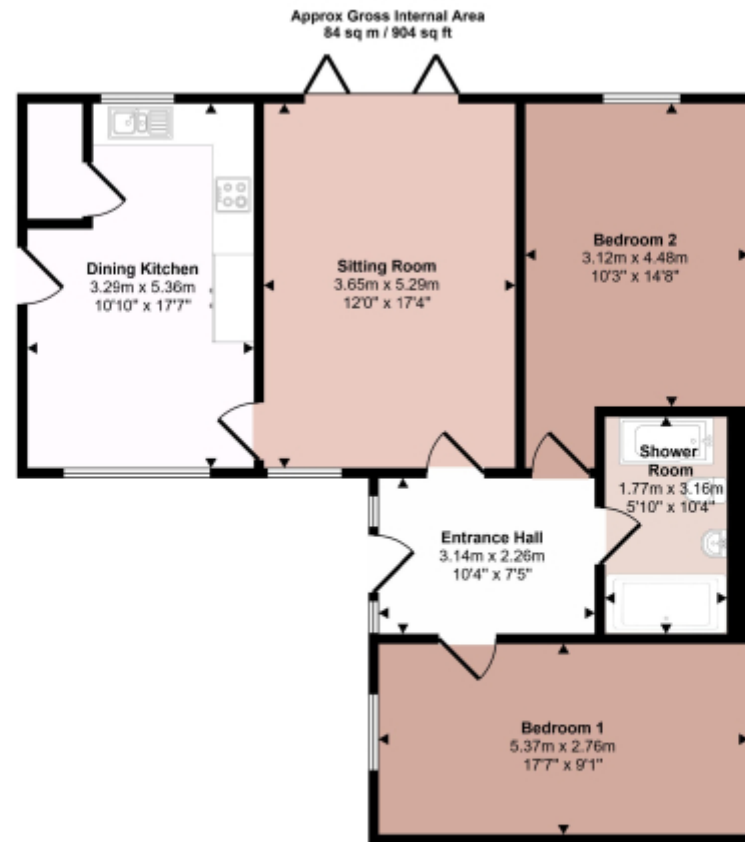
Agents notes.

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

Tenure: Freehold







### Floorplan

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

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