



A spacious three bedroomed detached family home providing versatile living accommodation benefitting from gas fired central heating and Upvc double glazing. The accommodation includes an entrance porch, entrance hall, spacious living room with log burning stove and patio doors to the rear. The dining room is a good size with double doors to the kitchen and stairs to the first floor. The kitchen is fitted with a range of wall and base units and leads to an inner hall way with storage and access to the study/snug and shower room / wc. To the first floor there are two double bedrooms and a third bedroom with gorgeous views to the rear. The family bathroom is fitted with a matching suite with shower above the bath. Externally there is a good sized driveway leading to the garage with remote door and loft storage. There are front and rear gardens with the rear garden having a patio area and enjoys a mostly south facing aspect overlooking adjoining countryside. The village of South Kilvington is situated close to Thirsk and the A19 and benefits from a popular local primary school, public house and St Wilfred Church.





- Three bedroomed detached family home
- Dining room with double doors to the kitchen
- Ground floor study / snug currently used a bedroom together with shower room / wc
- Driveway providing off street parking and access to the garage with remote door
- Adjoining and overlooking countryside to the rear
- Spacious living room with log burner and patio doors to the rear garden
- Kitchen / breakfast room
- Three first floor bedrooms and family bathroom
- Good sized front garden and lovely rear garden enjoying a mostly south facing aspect
- Excellent village location close to Thirsk and providing easy access to the A19

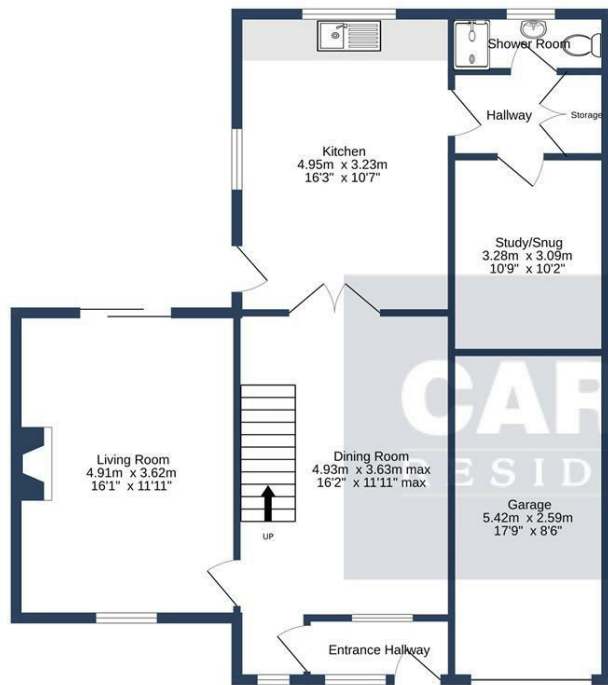
GENERAL INFORMATION

Tenure: Freehold

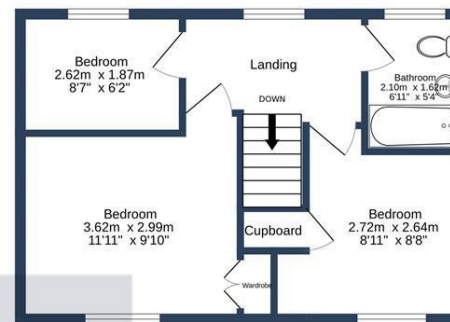
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Band D




GROUND FLOOR



1ST FLOOR

UPSALL ROAD, SOUTH KILVINGTON, THIRSK. YO7 2NJ.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	
England & Wales		EU Directive 2002/91/EC 

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MAB 6202



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