



4 Bedrooms

This attractive four-bedroom detached home offers a wonderful balance of character, space and modern convenience, making it an ideal choice for families, couples and those seeking a home with flexible living accommodation. Well-presented throughout, the property features three reception rooms, two bathrooms and a spacious open-plan kitchen, providing versatile spaces for everyday living, entertaining and home working.

Fylingholme

Sutton,
Thirsk,
YO7

Asking Price:

£550,000

EPC Rating: E
Council Tax: E



Description:

This attractive four-bedroom detached home offers a wonderful balance of character, space and modern convenience, making it an ideal choice for families, couples and those seeking a home with flexible living accommodation. Well presented throughout, the property features three reception rooms, two bathrooms and a spacious open-plan kitchen, providing versatile spaces for everyday living, entertaining and home working.

The welcoming interior is filled with natural light, with generously proportioned reception rooms enjoying pleasant views of the gardens. Character features, including attractive fireplaces and bay windows, create a warm and inviting atmosphere, while neutral décor provides a blank canvas for buyers wishing to make the property their own.

At the heart of the home is the impressive open-plan kitchen, fitted with a range of contemporary units, solid wood work surfaces, integrated appliances and a double oven. A farmhouse-style sink and ample storage combine practicality with style, while French doors open directly onto the garden, creating an easy connection between the indoor and outdoor living spaces.

All bedrooms are well proportioned and offer flexible accommodation for growing families, guests or those working from home. Two modern bathrooms serve the property, both finished in a contemporary style with quality fittings, attractive tiling and bright, airy interiors.

Outside, the property continues to impress. A generous gravel driveway provides ample off-road parking, while mature planting and established boundaries create a good



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degree of privacy. The beautifully maintained gardens feature lawned areas, colourful borders and several seating areas, offering plenty of space for outdoor dining, entertaining or simply enjoying the peaceful surroundings.

Combining spacious accommodation, attractive gardens and flexible living space, this detached home presents an excellent opportunity to acquire a well-balanced family property in a sought-after setting.

Living Room:

18'1" x 11' (5.5m x 3.35m)

Carpeted flooring, double glazed bay window, accent fireplace hearth, underfloor heating.

Kitchen / Living Area:

29'8" x 11'11" (9.04m x 3.63m)

Wooden parquet flooring, double doors to rear garden with fireplace hearth. Built in kitchen units with electric oven, induction hob, extractor fan and French farmhouse sink. Underfloor heating

Bedroom One:

13'8" x 11'7" (4.17m x 3.53m)

Carpeted flooring, double glazed window, underfloor heating.

En-suite:

8'10" x 5'8" (2.7m x 1.73m)

Tiled flooring and walls, shower with sliding glass screen, WC and hand basin. Underfloor heating.

Bedroom Two:

11'8" x 11'7" (3.56m x 3.53m)

Carpeted flooring, double glazed window, radiator. Underfloor heating.

Bathroom:

9'2" x 7'10" (2.8m x 2.4m)

Tiled flooring and walls, bath with bar shower, WC and hand basin. Double glazed window. Underfloor heating.

Bedroom Three:

10'5" x 10' (3.18m x 3.05m)

Carpeted flooring, double glazed window. Underfloor heating.

Bedroom/Study:

10' x 10'5" (3.05m x 3.18m)

Carpeted flooring, double glazed window, radiator.

Hallway:

9'3" x 3'3" (2.82m x 1m)

Hallway:

10'9" x 5'7" (3.28m x 1.7m)

WC:

5'10" x 4'6" (1.78m x 1.37m)

Wooden parquet flooring, WC, hand basin and double glazed window. Under floor heating.

Externally:

The property benefits from gravelled driveway with parking for multiple vehicles, lawned garden surrounding, rear patio area, accent water feature.

Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided electricity, water, gas and drainage.

MAINTENANCE / SERVICE CHARGE: No

WATER METER: TBC

PARKING ARRANGEMENTS: Off-street, driveway parking for multiple vehicles.

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Clauses:

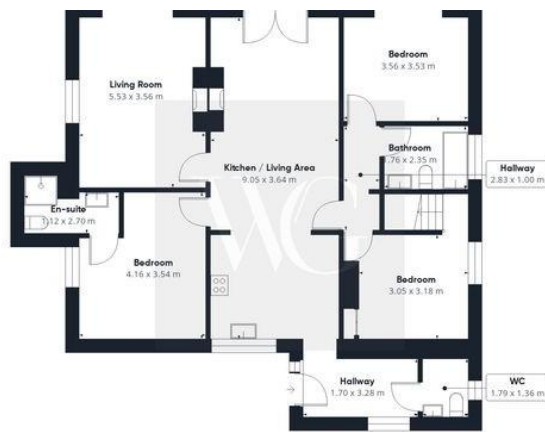
1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

Mortgage & Financial Services:

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

Tenure - Freehold

Viewing - By appointment through James Winn



Floor 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	53 E
21-38	F		
1-20	G		

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