

NOVE

9 Grange Close, Dishforth

Thirsk

Guide Price £255,000

9 Grange Close

Dishforth, Thirsk

Nestled in a tranquil cul-de-sac, this delightful 3-bedroom semi-detached house stands elegantly, inviting you in with its chain-free status and recent redecoration that exudes a fresh, new allure. Step inside to discover the heart of the home - an open-plan kitchen and dining area, perfect for entertaining guests or relishing family meals together. Three well-proportioned bedrooms provide ample space for relaxation or productivity, while the large, south-facing garden bathes the property in natural light, creating a sunny sanctuary for outdoor enjoyment.

The front garden, privately enclosed and accessed through a gate, guides you along a path to the front door, welcoming you with a sense of tranquillity. Venture to the rear of the property to discover a spacious garden, offering gated access to the side for added convenience. An established lawn stretches out, bordered by a neatly trimmed hedge for privacy, with a generously sized garden shed standing as a beckoning haven for storage or hobbies. An inviting patio area beckons for al-fresco dining or enjoying a peaceful moment in the fresh air. As the final touch, communal parking adds ease to your daily routine, ensuring a stress-free arrival home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Chain Free
- Recent Redecoration Throughout
- Open Plan kitchen Diner
- Three Bedrooms
- Large, South Facing Garden





Entrance Hall

Entering through the UPVC door is an inner hall, offering access through to the Living Room, Kitchen/Diner and first floor.

Living Room

18' 4" x 10' 8" (5.60m x 3.26m)

This spacious lounge with natural Oak flooring is bathed in natural light thanks to the dual aspect windows and French doors. The room is heated from a large, Wall mounted Radiator and also houses a large gas stove. Built in storage and bookcases fill one alcove.

Kitchen/Diner

25' 5" x 9' 7" (7.74m x 2.93m)

The Kitchen is made up of a range of base and wall units in light cream, shaker style, finished with a dark, granite countertop. A large, Range style cooker will be included at the asking price whilst the washing machine and dishwasher are integrated. The flooring is wood effect tiles, for a classic, but hard wearing finish. A breakfast bar is featured for informal dining with ample space for a dining table. Dual aspect windows deliver plenty of natural light, and a double glazed, UPVC door leads out to the garden.

Ground Floor Toilet

Set off from the kitchen is the ground floor toilet with low level, push button toilet, hand basin and Double Glazed window with obscure glass. Separate storage, running under the stairs is accessed and is essential for storing everyday essentials.



Bedroom One

12' 0" x 10' 8" (3.67m x 3.25m)

Double size bedroom, neutrally decorated, set to the front of the property, overlooking the green.

Bedroom Two

9' 9" x 9' 11" (2.97m x 3.01m)

A double size bedroom, set to the front of the house, with built in storage over the stair void.

Bedroom Three

8' 2" x 9' 10" (2.48m x 3.00m)

Set to the rear of the property, this single bedroom is double glazed and enjoys views over the garden.

Bathroom

6' 8" x 5' 9" (2.03m x 1.76m)

Recently upgraded bathroom with P shape bath, with plumbed in shower over. A push button toilet and hand basin.





FRONT GARDEN

Set off from the communal green is the enclosed front garden, accessed via a gate, with path leading up to the front door.

GARDEN

A spacious rear garden with gated access to the side. Mainly laid to lawn, with a hedged boundary, large garden shed and patio for outdoor seating. Benefitting also from outdoor power and cold water tap.

ON STREET

Communal parking is offered in the marked bays.





My New Project

SUBMITTED BY
Nove Property
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CREATED ON
2025-03-26

DETAILS
Total area: 82.88 m²
Living area: 82.88 m²
Floors: 2
Rooms: 12

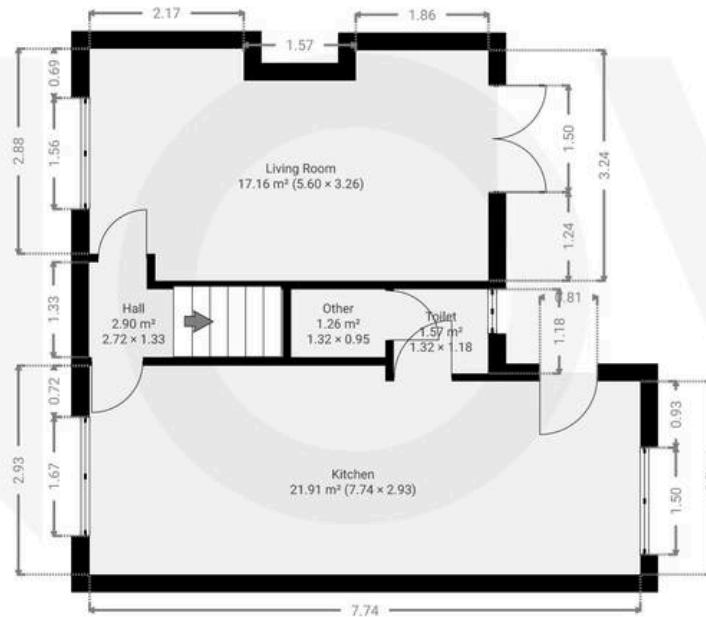
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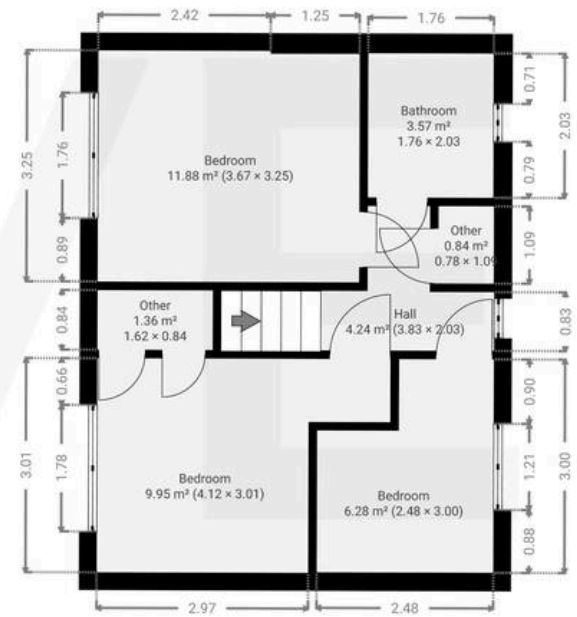
▼ Ground Floor

TOTAL AREA: 44.78 m² • LIVING AREA: 44.78 m² • ROOMS: 5



▼ 1st Floor

TOTAL AREA: 38.10 m² • LIVING AREA: 38.10 m² • ROOMS: 7



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