



4 MOWBRAY AVENUE
Dishforth, Thirsk



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Dishforth, Thirsk, YO7 3LQ

Positioned on a larger than average elevated plot offering scope to extend, an immaculate three bedroom semi detached home which has been the subject of extensive updating and improvement works and located in the popular and accessible village of Dishforth.

ACCOMMODATION

Superb three bedroom house

Updated throughout

Large elevated plot

Replaced kitchen and bathroom

Popular accessible village

Perfect for first time buyers or downsizers

Scope to extend subject to planning

Close to open countryside and fabulous dog walks



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation and Amenities

Dishforth village is close to the A1(M) and the A168, and the village benefits from excellent transport links, with mainline trains to London and Edingburgh from Thirsk which is a short drive away. Dishforth is a thriving village which has seen many changes over the years. The village has two pubs adjacent to one another; the Black Swan and the Crown Inn, a small Methodist church, village hall and a primary school. The closest town is Boroughbridge 3 miles to the south, which has a wide array of amenities including a state secondary school, large supermarket and an extensive range of independent shops, boutiques and eateries.





Accommodation

This three bedroom semi detached home offers more than meets the eye. Beautifully presented throughout, the home has been the subject of a recent upgrade, which included replacement of the kitchen and the bathrooms, and redecoration throughout. Presented in genuine move in condition, the home has the potential to be further extended and enhanced due to the size of the plot. Perfect for young couples or down sizers, the property briefly comprises:

To the ground floor: Entrance hall with cupboard, sitting room with space saving log burner, stone hearth and timber mantle. Open plan kitchen diner with fantastic range of modern wall and floor mounted units with integrated appliances and a large centre island with timber worktops over. Utility room with work surface and plumbing for automatic washing machine and rear entrance door. Cloakroom/w.c.

To the first floor: A large landing leads to the refitted modern house bathroom, there are two double bedrooms with far reaching views to the front, and further bedroom to the rear.



Externally

Stone flagged steps with brick dwarf walls lead to the front of the property. There is a flagged path to the front door and to the side of this are bark borders with a variety of shrubs. To the rear, there is a large garden area with two paved patios perfect for outside entertaining. There are two brick outbuildings which could be repurposed subject to planning, and there is plenty of scope for extension due to the size of the plot.

Local Authority and Council Tax Band

North Yorkshire Council. Band C.

Services and other information

The property is served with mains water, electricity, drainage and gas fired central heating.

Particulars and Photographs

The particulars were prepared and photographs taken in September 2023.

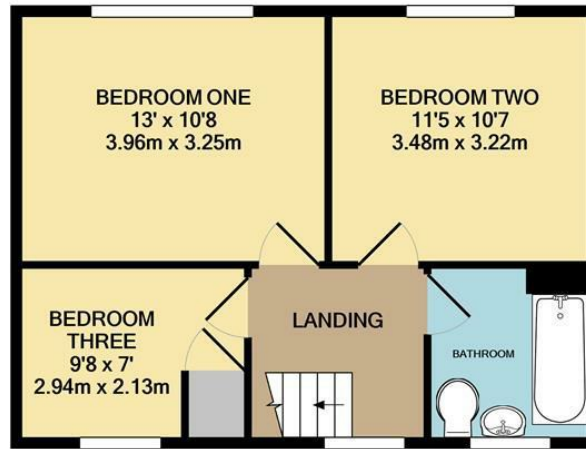
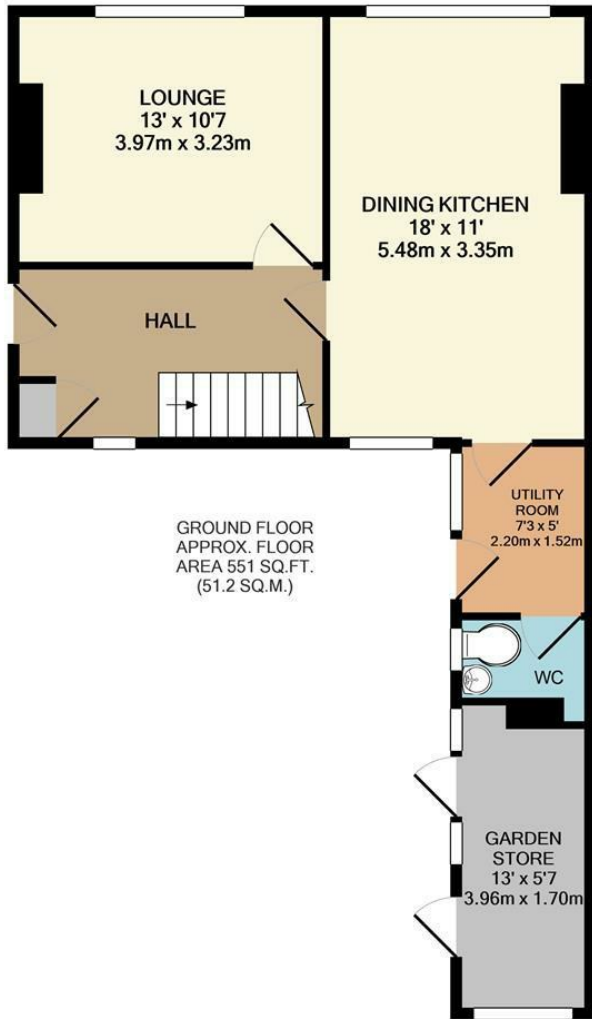
Viewings

By arrangement with GSC Grays 01423 590500

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2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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TOTAL APPROX. FLOOR AREA INCLUDING GARDEN STORE 980 SQ.FT. (91.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

