

# 8 GABLES COURT

Dishforth, Thirsk, YO7 3LT

Tardis like in its proportions, this four bedroom house has recently been updated and offers fantastic immaculate family sized accommodation in genuine move in condition in the popular accessible village of Dishforth.

## **ACCOMMODATION**

Immaculate 4 bedroom Home
Recently been refurbished throughout
Brand new kitchen
Two bathrooms
Garden area
Garage/Store and off street parking



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## 8 Gables Court

This fantastic family home has been skilfully updated by the current owner and offers immaculate four bedroom accommodation in turn key condition. The large dining kitchen is superb and will suit a growing family and the bedrooms are all fantastic sizes. The property is offered for sale with no onward chain and comprises:

Entrance Hall, lounge, living/dining/kitchen, landing leading to a master bedroom with ensuite shower room, three further double bedrooms and the house bathroom.

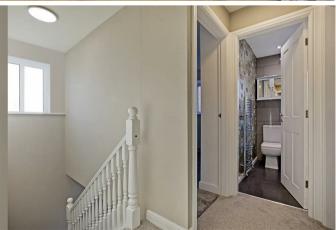
#### Outside

To the front of the property is a tarmac driveway that leads to the store. To the rear is an enclosed garden with raised beds, area for lawn and paved patio. There is a detached store, previously the house garage that provides a further useful storage area.















#### Situation and Amenities

Dishforth is a thriving village which has seen many changes over the years. The village has two busy pubs; the Black Swan and the Crown Inn, a village hall which can be hired for functions and hosts community events and clubs and a much-loved primary school. Boroughbridge, the closest town and 3 miles to the south, has a wide array of amenities including a state secondary school, large supermarket and an extensive range of independent shops, boutiques and eateries.

With easy access to the A1(M) and the A168, the village benefits from excellent transport links, mainline trains to London and Edinburgh are available from Thirsk which is a short drive away.

## Services and Other Information

All mains services are connected to the property





# Local Authority and Council Tax Band

North Yorkshire County Council

Council Tax Band C

#### **EPC**

Rating C

## Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

#### What3Words

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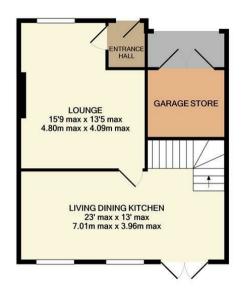
#### Viewings

Strictly by appointment with GSC Grays 01423 590500

#### Disclaimer

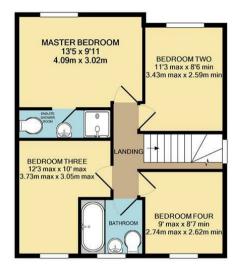
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- 1. These particulars are a general guide only and do not form any part of any offer or contract.
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- 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
- 4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
- 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
- $6. \ Please \ discuss \ with \ us \ any \ aspects \ that \ are \ important \ to \ you \ prior \ to \ travelling \ to \ the \ property.$



GROUND FLOOR APPROX. FLOOR

AREA 543 SQ.FT. (50.4 SQ.M.)



**Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs (92 plus) A 81 77 (69-80) D (55-68) (39-54) (21-38) Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC



FIRST FLOOR APPROX. FLOOR AREA 546 SQ.FT. (50.7 SQ.M.)





TOTAL APPROX. FLOOR AREA EXCLUDING GARDEN STORE 1089 SQ.FT. (101.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements writist every attempt has been made to ensure the accuracy of the more plan contained nere, measurements of doors, windows, rooms and any other tenses 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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