Sessay Garth, Thirsk YO7 3BE

£400,000

Stephensons
land & new homes







A choice of 2 brand new 3 bedroom semi-detached homes in a charming rural village just 2.5 miles from the A19 commuter route. Ready to move into immediately, these high specification homes combine contemporary design with modern comfort featuring underfloor heating, sleek dining kitchen, 2 stylish bathrooms, generous parking and an attached single garage with remote control roller door.

Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps* download speed
EPC Rating: B
Council Tax: TBC - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.







A welcoming reception hall with cloakroom/wc and staircase introduces both of these beautifully appointed new homes and leads through to a cosy sitting room centered around a wood burning stove. Sliding pocket doors open into an impressive dining kitchen, creating the perfect balance between open-plan living and more intimate spaces.

Designed with modern living in mind, the stylish dining kitchens feature sleek Wren cabinetry, granite worktops and a range of integrated appliances, complemented by oversized sliding doors that flood the space with natural light and open onto expansive paved seating areas and the rear gardens beyond.

Practicality has been thoughtfully considered, with internal personnel doors providing direct access into the attached garages, complete with remote control roller doors and plumbing provisions to create a useful utility area.

To the first floor, the landings lead to a principal bedroom with a stylish en-suite shower room, two further bedrooms and a beautifully appointed family bathroom featuring both a bath and separate walk-in shower.

Plot 1 enjoys delightful views from the principal bedroom across the village cricket ground and rolling countryside beyond, whilst Plot 2 benefits from the same enviable outlook from the second bedroom.

Further features include double glazing and an energy efficient air source heat pump providing underfloor heating throughout the ground floor with radiators to the first floor. Both homes are also finished in neutral tones throughout and come complete with fitted carpets, ready to move straight into.

Externally, each property enjoys a lawned front garden, gravel driveway and attached single garage with remote control roller door. The enclosed rear gardens are laid to lawn and feature generous paved seating areas, outside taps and gated side access.

PEACE OF MIND - For added peace of mind, both homes come with a 10-year CMCL Professional Consultant's Certificate (PCC), providing assurance of construction quality and standards.

FUTURE EXTENSION POTENTIAL – Each dwelling incorporates a suitably sized steel beam within the rear elevation allowing for the potential addition of a single storey rear extension to the dining kitchen, subject to the necessary consents together with compliance with the following contractual provisions agreed with the developer:

19.1 The Buyer shall pay Ten Thousand Pounds (£10,000) to the developer should they commence any works to erect an extension at the rear of the Property. Such payment should be made within seven days of the Buyer commencing work.

19.2 The Buyer shall apply for an entry of the following Restriction against their Title to the Property at HM Land Registry: - "No disposition of the Registered Estate (other than a Charge) by the Proprietor of the Registered Estate, or by the Proprietor of any Registered Charge, not being a Charge registered before the entry of this Restriction, is to be Registered without a written consent signed by the developer or their Conveyancer"

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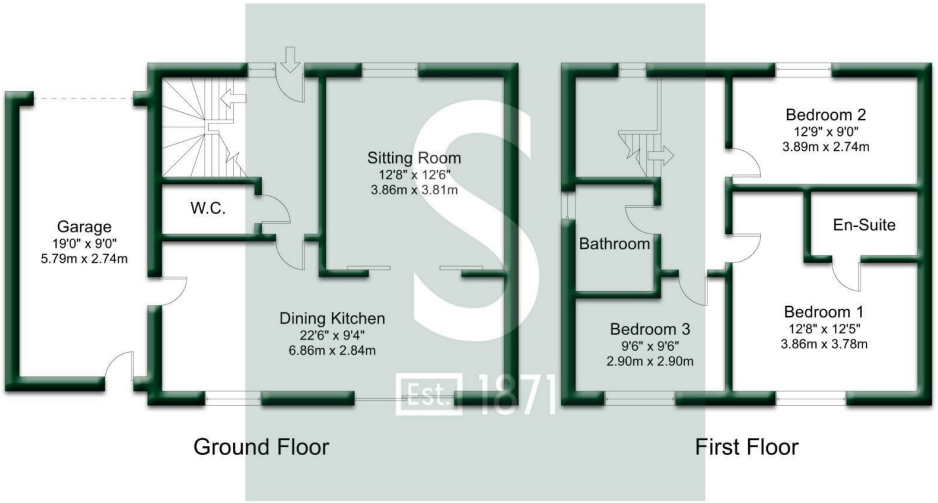

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