



1 CHURCH VIEW, FELIXKIRK, THIRSK  
£325,000

Carter Jonas

# FELIXKIRK, THIRSK, YO7

A rare opportunity in the sought-after village of Felixkirk, this semi-detached home offers charm, space and excellent potential.

The property provides two reception rooms, a kitchen, ground-floor bathroom and useful store, with three bedrooms and a separate WC upstairs. Outside, the superb side garden is mainly lawned, offering plenty of space for children to play and adults to enjoy. The generous plot also benefits from planning permission for extension (Ref: ZB23/01333/FUL), giving real scope for further development.

Practical as well as full of potential, the home includes the benefit of allocated parking accessed from the back. The setting is peaceful and well regarded, with countryside on the doorstep, yet Thirsk and wider connections just a short drive away.

Opportunities to secure a property in Felixkirk with this much potential are increasingly scarce - a chance to shape a home to your own plans in one of Hambleton's most desirable villages.

## Material Information:

Tenure: Freehold

Heating: Oil-fired central heating

Drainage: Public sewer

Water: Mains

Broadband: See Ofcom

Mobile signal: See Ofcom

## FELIXKIRK SEMI WITH SUPERB SIDE GARDEN, THREE BEDROOMS, TWO RECEPTIONS, OFF-STREET PARKING AND PLANNING PERMISSION TO EXTEND.



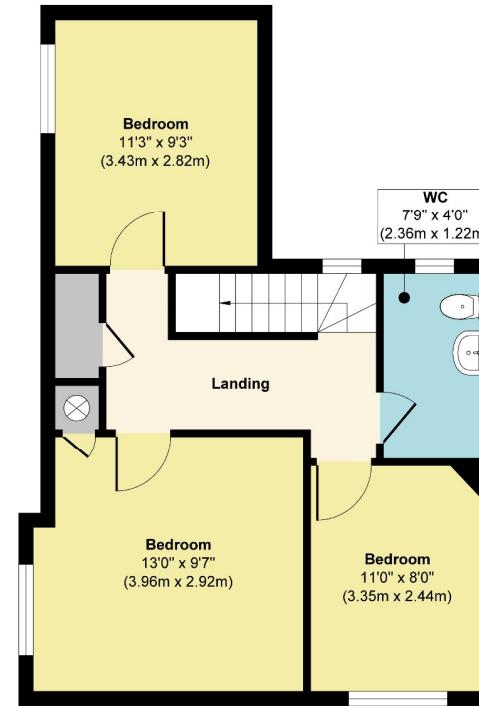
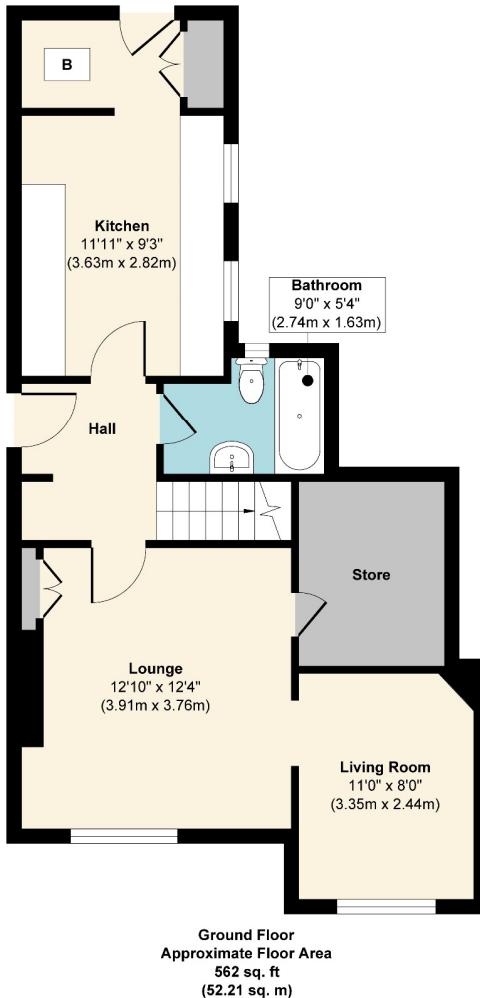
**TENURE** Freehold

**LOCAL AUTHORITY** North Yorkshire Council

**EPC BAND** E







**Approx. Gross Internal Floor Area 1051 sq. ft / 97.63 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(B2-2)	A		
(B1-1)	B		
(B0-0)	C		
(F5-48)	D		
(D1-54)	E		
(21-38)	F	39	
(1-29)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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