



# 2 Poplar Close, Bagby, Thirsk, North Yorkshire, YO7 2EJ

## SITUATION

A19 1/2 mile. Thirsk 3 miles. Kilburn 4 miles. Northallerton 12 miles. York 21 miles. (All distances are approximate).

The property is superbly situated in a large corner plot within the small development of five bungalows known as Poplar Close. Bagby is a popular village that benefits from traditional Public House, Village Hall and Church as well as offering good access to the nearby market town of Thirsk and the larger centres of York, Harrogate or Leeds.

## DESCRIPTION

2 Poplar Close is a substantial detached bungalow offering spacious and flexible accommodation. The property will feature high quality fixtures and fittings throughout including a bespoke kitchen handcrafted by Built-In Ltd in Thirsk together with quality appliances. It is due to be finished by late Spring 2021.

The property comprises a large welcoming entrance hall from where the rooms lead off and include a large family kitchen diner with ample living space and bi-folding doors that lead out to the garden. There is also a utility room, cloakroom, sitting room with wood burning stove, three double bedrooms, one with an en-suite shower room and a large family bathroom. The property extends to 2039ft<sup>2</sup> approximately.

The property is complemented externally by large gardens that wrap around the property and feature lawn, a patio with Indian Stone flags together with a detached double garage with electric sectional doors and solar panels fitted to the roof.

Please note there may be opportunity for the purchaser to have an input on the finishing touches including colours etc but the design and layout cannot be changed.

This is an excellent opportunity to purchase an exclusive architect designed bungalow from Kendall Homes Ltd, an award-winning local building company.

## GENERAL REMARKS & STIPULATIONS

### VIEWING

Strictly by appointment with Robin Jessop Ltd 01677 425950 / 01969 622800.

### TENURE

Freehold with Vacant Possession.

### OFFERS

All offers must be confirmed in writing. We will not report any verbal offer unless it is confirmed in writing.

### METHOD OF SALE

The property is offered for sale by private treaty. However, we reserve the right to conclude negotiations by any other means at our discretion.

## FIXTURES AND FITTINGS

All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the sales brochure. There is a Specification Sheet available for the property upon request.

## SERVICES

The property will have the benefit of all mains services including electricity, water and foul drainage. There is no gas supply in the village so central heating is oil fired.

## BOUNDARIES

The Vendors will only sell such interest (if any) they have in the boundary fences, ditches, walls and hedges and other boundaries separating this property from other properties not belonging to them.

## PLANNING

Planning Application Number 19/02395/FUL.

## EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefit of all rights of way, easements, wayleaves and restrictive Covenants whether mentioned in these particulars or not.

## IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to make sure you are kept informed with regard to the progress of the sale.

## LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire DL6 2UU  
Tel: 01609 779977. Email: [info@hambleton.gov.uk](mailto:info@hambleton.gov.uk)