



Cedar Cottage Thirkleby Park, Thirsk YO7 3AR
£275,000

 3  1  1  E

JOPLINGS
Property Consultants



BRACKLEY COTTAGE

CELEBRATE COTTAGE

CEDAR COTTAGE THIRKLEBY PARK

£275,000

THIRSK, YO7 3AR

A beautifully presented mews property positioned on an exclusive private development, located just a few miles out from Thirsk. Thirkleby Park is a elegantly designed development, maintaining many of it's original features dating back to 1790, a particular feature being historic clock tower that sits astride the archway. Panoramic views of the North Yorkshire open countryside are just one of it's many desirable features for a potential buyer.

Internally the property benefits from a open and light hallway, a spacious dual aspect lounge, downstairs WC and kitchen. To the first floor are three good size bedrooms and a shower room. Externally is a well maintained patio area, communal lawned gardens and a private car park with two designated parking spaces.

The property is situated just a short drive from the popular Market Towns of Thirsk and Easingwold, both which offer many local amenities. It's position gives easy access to the A19 to York, which also connects to other major road links.

Viewing is highly recommended.

Reception Hallway

Large double glazed archway incorporating a fully glazed door, solid oak flooring, Elegance Economy Radiators, stairs to first floor

Lounge

17'2" x 13'9" (5.23m x 4.19m)

Two large double glazed archways, the one to the rear incorporating a fully glazed door, feature fireplace with marble effect back panel and hearth, Elegance economy radiators

Kitchen/Diner

17'2" x 7'9" (5.23m x 2.36m)

Range of base, wall and drawer units with complementing heat resistant work surfaces incorporating a stainless steel sink unit, 4 ring electric hob, with double oven below and filter hood above. Integrated dishwasher, integrated washer/dryer, integrated fridge/freezer, tiled splashbacks, spotlighting, extractor fan, Elegance economy radiators. Two large double glazed archway incorporating a fully glazed doors to front and rear.



Cloakroom

Double glazed window, low level WC, wash hand basin, recessed storage space

Landing

Bedroom

17'2" x 7'9" (5.23m x 2.36m)

Double glazed windows to both front and rear aspects, night storage heater

Bedroom

13'6" x 10'1" (4.11m x 3.07m)

Double glazed window, built in mirror fronted, sliding door wardrobes, night storage heater

Bedroom

13'6" x 6'10" (4.11m x 2.08m)

Double glazed window, night storage heater

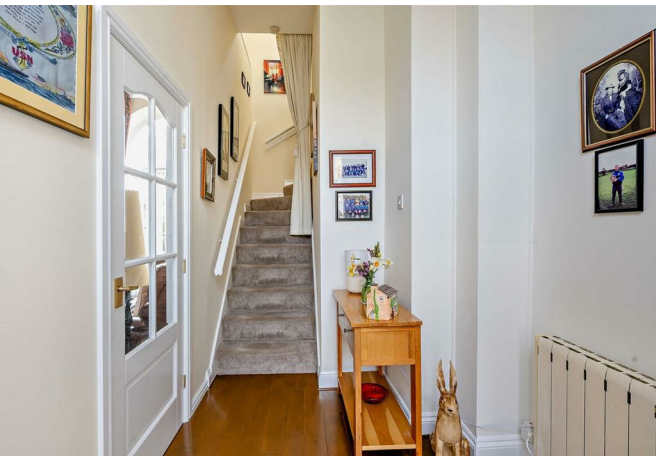
Shower Room

Double glazed window, separate shower cubicle with electric shower, low level WC and pedestal wash hand basin, tiled to shower area, radiator

Outside

The front of the property has a communal courtyard accessed via an archway with clock tower. To the rear is a private patio area, which leads onto communal lawned gardens with privacy hedging. There is a separate car park with two designated spaces and visitors parking.

Agents Note





Whilst the property is Freehold, there are some communal areas for which the owner is jointly responsible for, amongst all owners, including insurance. Annual charge for communal areas is around £500, insurance per year is around £500 and there is a charge when the septic tank is emptied. The heating is electric. Further information is available from the selling agent.







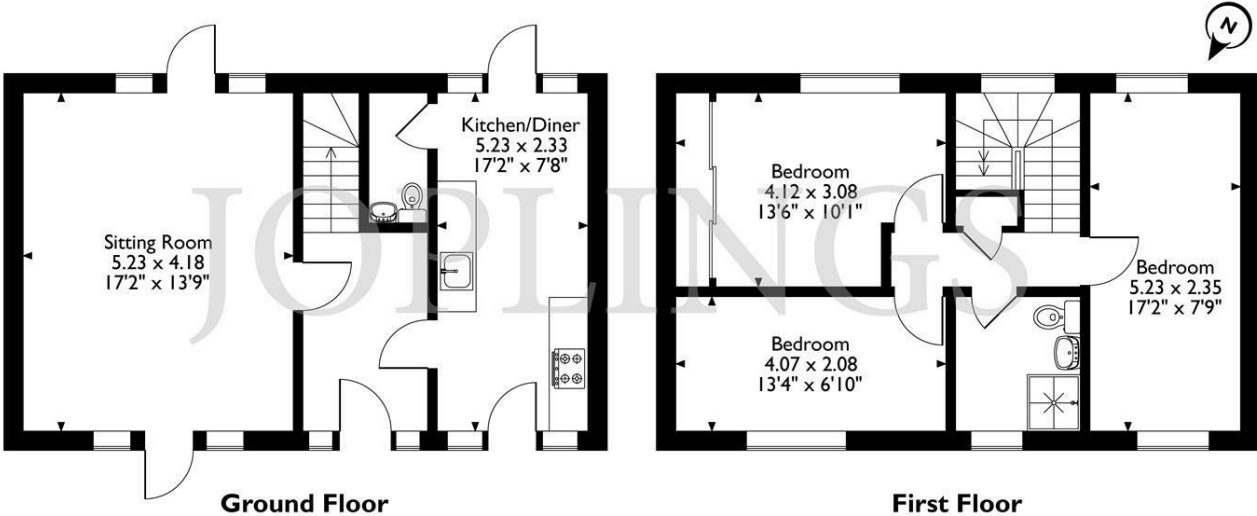
DIRECTIONS





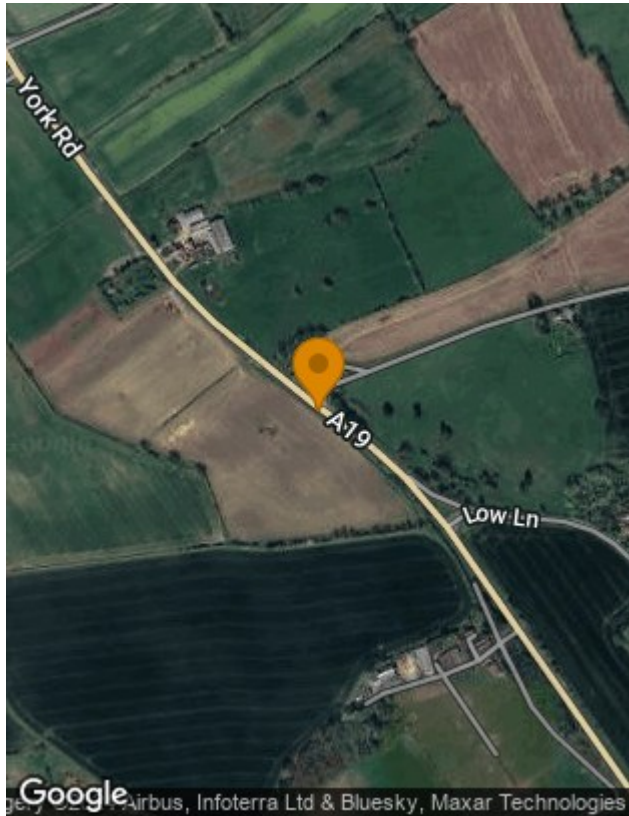
FLOOR PLANS

Thirkleby Hall, Cedar Cottage, Cedar Cottage, Thirkleby Park, Thirsk

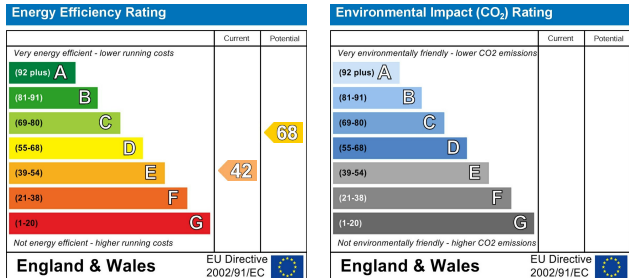


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

LOCATION MAP



ENERGY PERFORMANCE GRAPH



VIEWING

Please contact our Thirsk Office on 01845 522680 if you wish to arrange a viewing appointment for this property or require further information.

Joplings Property Consultants

10 North St, Ripon, HG4 1JY
 01765 694800
 ripon@joplings.com

19 Market Place, Thirsk YO7 1HD
 01845 522680
 thirsk@joplings.com

www.JOPLINGS.com

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.