



2 Gillings Yard, Thirsk, YO7 1SY
Guide Price £150,000



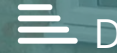
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JOPLINGS
Property Consultants

2 Gillings Yard

, THIRSK, YO7 1SY

Nestled in the charming Market Town of Thirsk is this characterful terraced cottage. As you step inside, you are greeted by the entrance hall, following in to the kitchen, lounge and second bedroom. To the first floor is a spacious landing with a fully equipped bathroom and double bedroom. The property boasts many original features and is a true gem in a brilliant and quiet location. To the outside is a private courtyard and parking.

The property is centrally located just walking distance to local shops and all other amenities. The property is to be sold with the tenant in situ. Don't miss the opportunity to own a piece of history with this charming terraced cottage.

Viewing is highly recommended.





DIRECTIONS

From Thirsk Market Place head along Kirkgate towards the church, just after the church turn right onto Marage Road then take the second right after the car park onto Batemans Yard, continue along to the end of the cul-de-sac and the property is located in straight ahead slightly to the left.

ENTRANCE HALL

7'10" x 3'5" (2.39 x 1.04)

Wooden part glazed front door. Radiator. Shelving. Space for washing machine/tumble dryer. Coat hooks.

KITCHEN

11'5" x 6'4" (3.48 x 1.93)

Range of white base and wall units with granite effect work surfaces and tiled splash backs. Wooden window to front with secondary glazing. Stainless steel sink and drainer with single taps. Integrated electric double oven with extractor over and gas hob. Laminate flooring. Open shelving. Space for washing machine and fridge freezer. Smoke alarm.

LOUNGE

14'3" x 10'9" (4.34 x 3.28)

Double glazed sliding patio doors to front. Exposed beams. Laminate flooring. BT point. TV point. Feature fireplace. Radiator.

BEDROOM TWO

9'7" x 6'4" (2.92 x 1.93)

Wooden window to front with secondary glazing. Laminate flooring, Radiator. Built in storage cupboard.

FIRST FLOOR

STAIRS & LANDING

Built in cupboard housing gas combi boiler. Smoke alarm. Wooden window to side.

BEDROOM ONE

14'3" x 10'7" (4.34 x 3.23)

Wooden window to front with secondary glazing. Built in wardrobes. Feature fireplace. Radiator. Loft access. TV Aerial.

BATHROOM

6'10" x 6'0" (2.08 x 1.83)

Wooden window to front with secondary glazing. White suite comprising bath with wood panel and thermostatic shower over. Part tiled. Basin with pedestal. Low level flush WC. Chrome ladder towel rail.

OUTSIDE

Fully enclosed patio garden to the front with planting borders and wooden shed. Allocated parking for one vehicle.

VIEWINGS

All viewings are strictly by appointment through Joplings Property Consultants, please contact the Thirsk office at 19 Market Place, Thirsk. North Yorkshire, YO7 1HD. Telephone: 01845 522680.

OPENING HOURS

Thirsk:

Mon - Fri - 9am - 5.30pm

Saturday - 9am - 1pm

Sunday - Closed



FLOOR PLAN

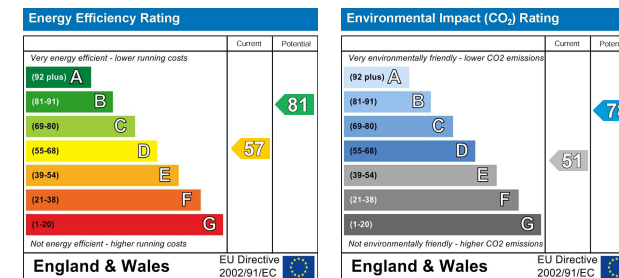
AREA MAP



VIEWING

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

ENERGY EFFICIENCY GRAPH



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