



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



Pinfold Cottage Front Street, Thirsk, YO7 3RJ
Offers Invited £265,000

A fantastic opportunity to purchase this spacious detached property in the heart of the popular village of Topcliffe. Set over two floors, this deceptive property has been finished to a high standard throughout. Viewings are simply essential.



The Property

The large entry hall allows access to the Lounge and Breakfast kitchen. There is slate flooring, staircase to the first floor accommodation, access to the cloak room and a central heating radiator. The spacious lounge area which has a recessed living flame fire which is set in a brick surround and an oak mantle piece. There is a large double glazed window to the front aspect, television point, central heating radiator and recessed lighting. Having a bespoke fitted kitchen comprising of base and wall units, granite work surfaces, sink with single mixer tap, gas hob with a canopy extractor hood, electric oven, integrated appliances to include refrigerator, freezer and dishwasher. There is also recessed lighting and double glazed windows to the front and side aspects and a central heating radiator. Completing the ground floor is the contemporary white cloakroom.

The first floor landing grants access to the two double bedrooms and also bathroom. The principle bedroom has two Velux windows allowing plenty of natural light. There is also a television point, central heating radiator and recessed lighting. The second bedroom, a further double has a Velux window, recessed lighting and a central heating radiator.

Externally, the main areas are gravel- for ease- though this may easily be transformed by the purchaser into a small garden if desired. There is also ample off road parking and a private, small, area to the right had elevation of the home,

The Property is Freehold

Council: North Yorkshire

Tax Band: C

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2853-2148-2111-3111-1219>

The Village Of Topcliffe

Topcliffe is a quiet village resting on the river Swale in North Yorkshire and offers excellent amenities, which include a primary school, Doctor's surgery, village pub / restaurant with rooms and a Post Office which also sells provisions. Situated very close to the market town of Thirsk, it is also conveniently located for the commuter with Northallerton being 13 miles, York 29 miles, Teesside 30 miles, Harrogate 22 miles and Leeds 36 miles.

For the commuter there is direct access to the A19/A1(M) and a railway station that provides services to Manchester (airport) and direct main line station to York giving fast and frequent services to London, Newcastle, Edinburgh and Glasgow. There is also a direct train from Thirsk to London Kings Cross, which is approximately 2hrs 30mins. Durham/Tees Valley Airport and Leeds/Bradford Airport are approximately 35 miles away making this location ideal for those wishing to escape the city life.

There are three primary schools in Thirsk - and a secondary School on Topcliffe Road. The market town of Thirsk offers a full range of amenities including community cinema, two Doctor surgeries, shopping and leisure activities including swimming baths and an 18-hole members golf course. The towns local athletic club is only a short distance from the home and offers a host of popular sports, which are set in the backdrop of the reputable Thirsk racecourse.

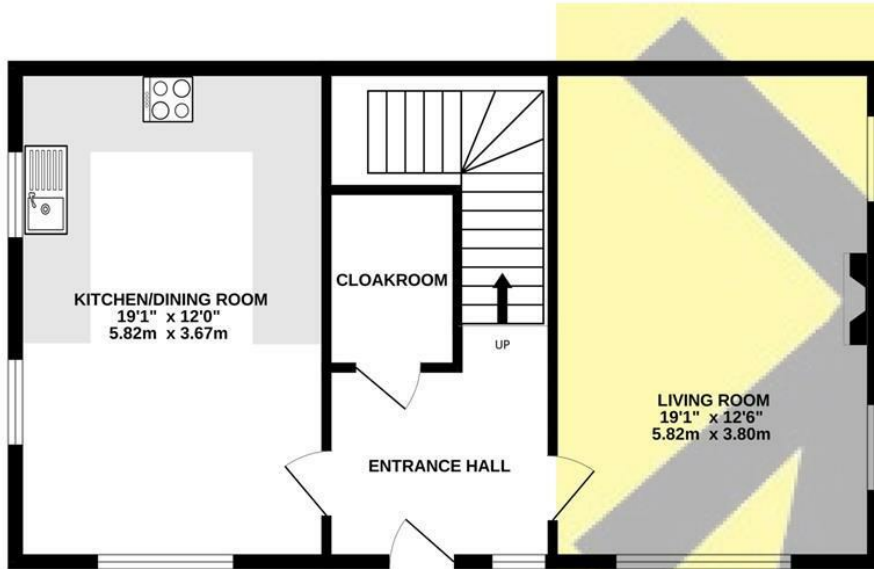
Disclaimer

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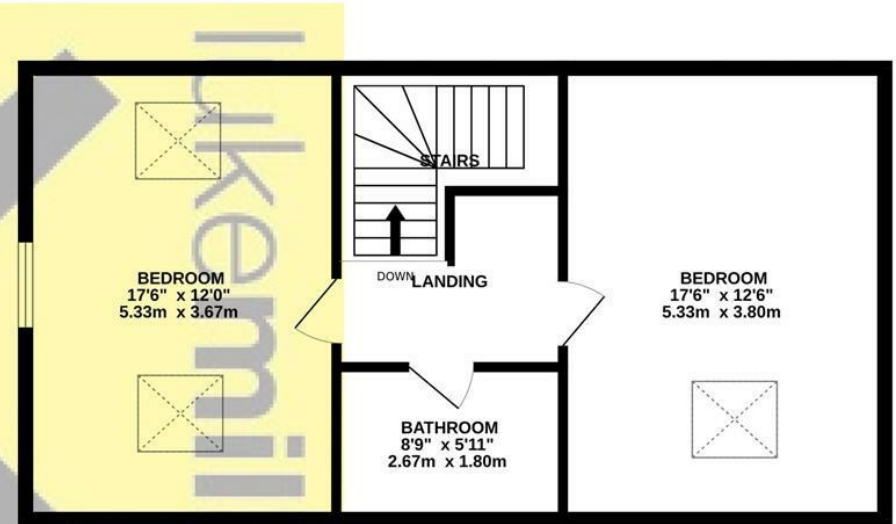




GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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