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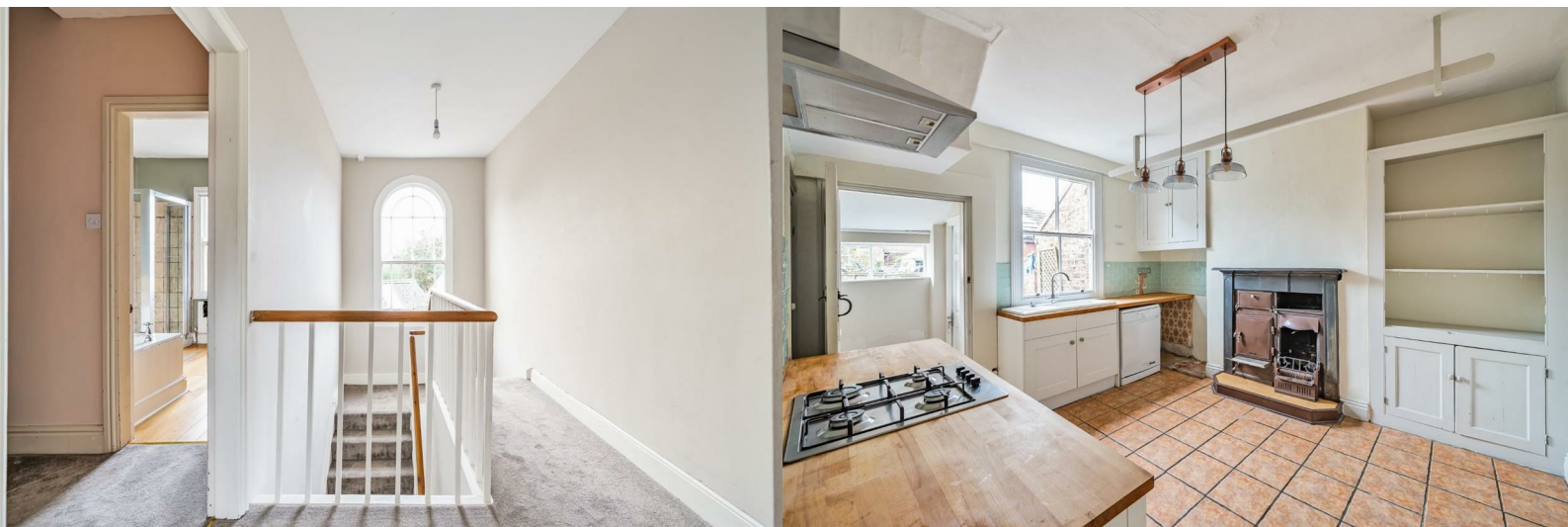
Church Street

Topcliffe, Thirsk, YO7 3PA

By Auction £187,000



Council Tax: B



2 Church Street

Topcliffe, Thirsk, YO7 3PA

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Traditional mid-terrace brick-built home in the center of Topcliffe Village. Offered with no onward chain, the property briefly comprises; entrance hall, living room with bay window overlooking Church, dining kitchen with period features, ground floor cloaks. To the first floor there are two double bedrooms, dressing room/study space and house bathroom. The converted loft space provides a further good sized room.

Externally the property has a low level walled frontage with gated passageway leads to the enclosed rear courtyard and outbuilding.

Viewing essential to appreciate the size of accommodation on offer and position.

Entrance Hall

Stairs off to first floor, doors to reception rooms. Tiled flooring and central heating radiator.

Living Room

12'0" x 11'10" (3.66 x 3.63)

With bay window looking toward the village Church, Cast iron open fire with tiled hearth and wooden mantle. Feature shelving to both alcoves. Picture rail and central heating radiator.

Kitchen/Diner

12'10" x 10'9" (3.93 x 3.30)

The kitchen is situated at the rear of the property with a sash window looking over the enclosed rear courtyard. With original range set in the fireplace and fitted shelving and cupboards to both alcoves, the kitchen retains an original period feel whilst offering modern conveniences. Fitted with a range of wall and floor mounted shaker style units with matching wooden work-surfaces. Space and plumbing for washing machine, electric oven with four ring gas

hob and extractor over. Ceramic tiled flooring and central heating radiator.

Rear Hall

Window and door to rear yard and door off to cloakroom.

Cloakroom

Fitted with low flush WC and wash hand basin.

First Floor

Landing

Feature arched window to rear, Door to both bedrooms, house bathroom, dressing/study room and spiral stairs to loft room.

Bedroom One

12'1" x 11'11" (3.69 x 3.64)

Sash window to front elevation overlooking the church yard, stripped wooden flooring and central heating radiator.

Bedroom Two

8'9" x 8'7" (2.68 x 2.62)

Sash window to front elevation overlooking the church yard, stripped wooden flooring and central heating radiator.

Bathroom

Fitted with white suite comprising; wash hand basin, low flush WC, panelled bath and corner shower unit in glass enclosure. Sash window to rear elevation, stripped wooden flooring, heated towel rail and central heating radiator.

Loft Room

15'7" x 7'1" (4.76 x 2.18)

Accessed by spiral staircase, this versatile room lends itself to a variety of uses from storage to home work space. Potential to convert to permanent living space (subject to necessary planning). With Velux window and central heating radiator.

Outside

Gated access to the front of the property with low level wall bordering the front garden area.

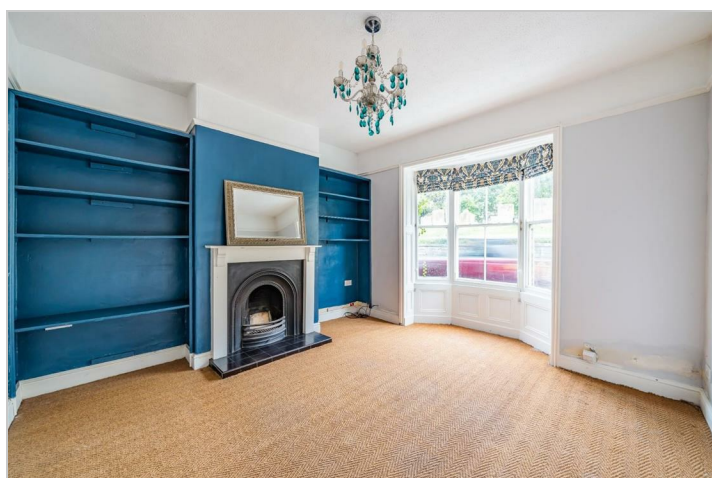
Side passageway allows access to the low maintenance rear courtyard which is fully enclosed.

NOTE: Neighbouring properties retain access rights across the rear yard.

Outbuilding

12'7" x 11'3" (3.86 x 3.45)

A useful outdoor space which would lend itself to many uses.



Road Map



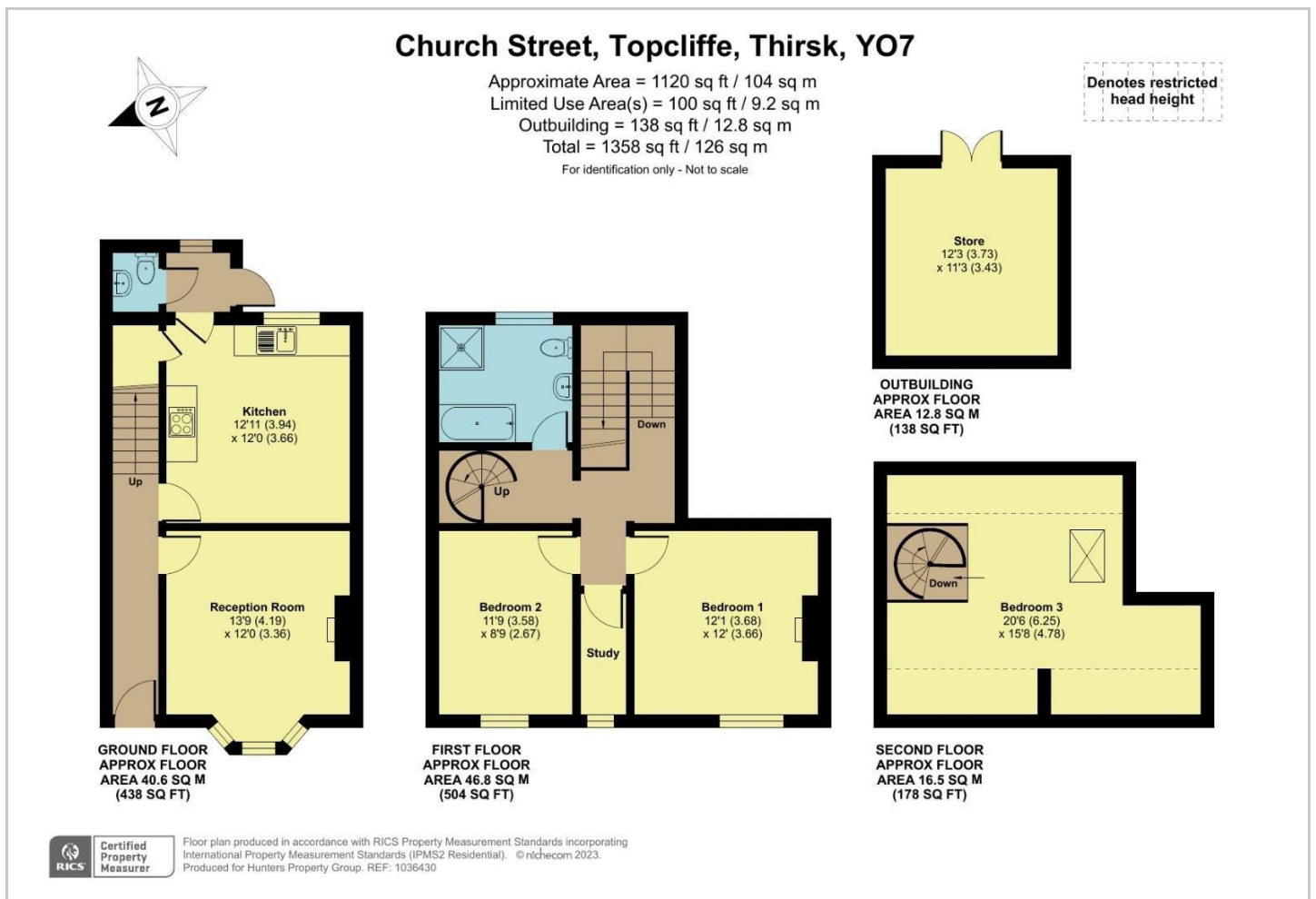
Hybrid Map



Terrain Map



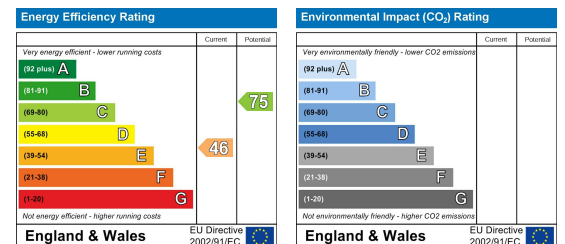
Floor Plan



Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.