

HUNTERS[®]

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Thirkleby, Thirsk, YO7 2AT

£1,275 Per Calendar Month



Council Tax: C



The old Post Office

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A charming four bedroom semi-detached cottage, standing in an elevated position within the popular village of Thirkleby. The property offers a level of accommodation rarely seen on the rental market and is available immediately.

Briefly comprising; entrance hall, living room with open fire, dining room with ornate fireplace, well appointed kitchen, rear hall, utility, bedroom three and en-suite to ground floor. To the first floor are three bedrooms and house bathroom.

The living room open fire is connected to a back boiler, offering an alternative heating source to the oil fired heating system.

Externally the property boasts a good sized lawned garden to the front (recently re-seeded). To the rear is a sheltered area with ample parking for several cars, small lawn and access to the large garage.

Entrance Hall

With composite door opening from the front, stairs off to the first floor, doors to living room and dining room. Useful under-stair storage.

Living Room

16'0" x 12'9" (4.88 x 3.90)

With two sash style windows to the front elevation, central heating radiator and open fire place.

Dining Room

13'5" x 9'9" (4.11 x 2.99)

With bay sash style window to the front, ornate fireplace (non functioning), central heating radiator and wooden flooring.

Kitchen

Fitted with a range of wall and floor mounted units and matching work-surfaces, completed with tiled splash-backs. Rangemaster classic deluxe induction range, Sink with drainer, hardwood flooring and central heating radiator. Windows to the side and rear.

Rear Entrance

Door to rear garden and driveway.

Utility Room

7'9" x 7'8" (2.38 x 2.36)

Fitted with a range of wall and floor mounted units. Space and plumbing for washing machine and dryer, sink and drainer unit. Central heating boiler. Window to rear elevation.

Bedroom Three

10'3" x 7'9" (3.13 x 2.38)

With fitted wardrobes, central heating radiator and window to rear elevation.

En-suite

With walk-in electric shower, hand wash basin and low flush WC. Heated towel rail and window to rear.

Landing

Door off to first floor bedrooms and house bathroom.

Bedroom One

13'4" x 8'8" (4.07 x 2.66)

With sash style windows to front and side aspects. Ornate fireplace, built-in wardrobe and central heating radiator.

Tel: 01845 440044

Bedroom Two

12'11" x 8'11" (3.95 x 2.73)

With sash style windows to the front aspect, ornate fireplace, fitted wardrobe and central heating radiator.

Bedroom Four/Study

10'3" x 7'6" (3.13 x 2.29)

With window to front elevation and central heating radiator.

House Bathroom

7'2" x 6'2" (2.19 x 1.89)

White suite comprising; hand wash basin, low flush WC and panelled bath. Roof light, storage cupboard and heated towel rail.

External

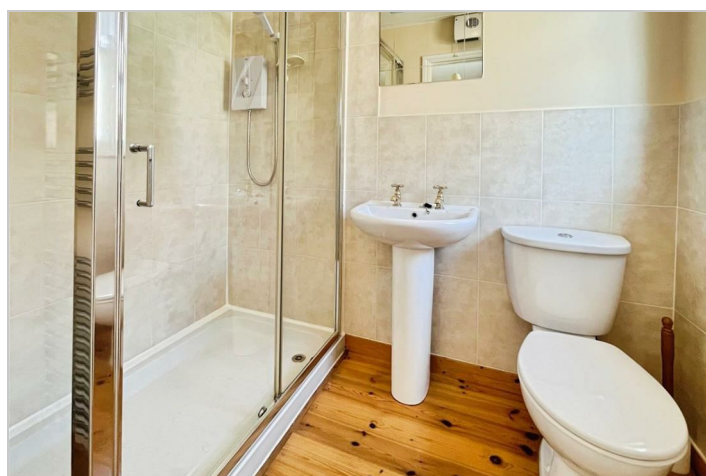
The lawn to the front of the property has recently been re-seeded. With solid pathway access from street level and stone wall.

To the rear is a small sheltered lawn area, access to garage and parking.

Garage

28'4" x 18'6" (8.64 x 5.64)

With sliding wooden door. Light and power. Central heating oil tank fitted to rear.



Road Map



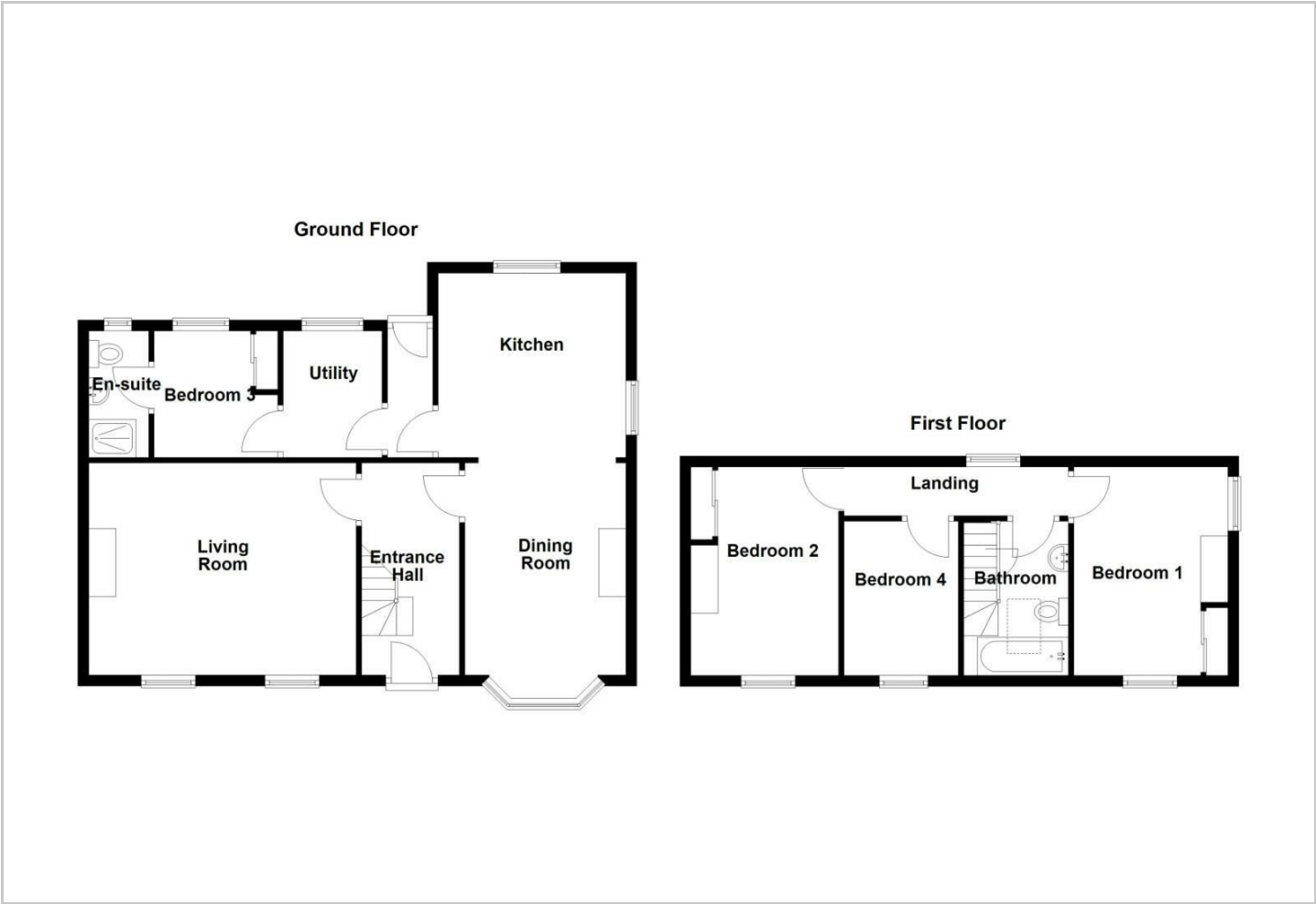
Hybrid Map



Terrain Map



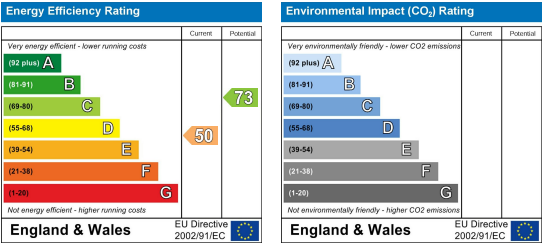
Floor Plan



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.