



James Winn
Estate Agents

Tel: 01845 524488 Fax: 01845 522855

www.jameswinn.co.uk

2 Bakers Alley, 29 Market Place, Thirsk, North Yorkshire, YO7 1HD

thirsk@jameswinn.co.uk



Hambleton House Station Road, Topcliffe Thirsk YO7 3SQ

A rare opportunity to purchase this traditional, semi-detached three bedroom home, located on the outskirts of Topcliffe with far reaching views to the front & rear. The well serviced village of Topcliffe is located to the South of Thirsk and offers two public houses, post office/shop, doctors surgery, farm shop and primary school. Over two floors the accommodation comprises of a gorgeous entrance hall, a lounge with bay window & fireplace, a dining room with antique range & patio doors to the garden, a modern kitchen, a utility room and a further ground floor reception room which would be used as a bedroom if required. To the first floor there is a spacious galleried landing, a master bedroom with stunning views over fields towards the hills, two further bedrooms with views to the front over fields and a lovely shower room/w.c.. To the exterior of the property there is ample off road parking to the front accessed via gates and a good sized, well stocked rear garden with raised entertaining area and summer house and outbuilding with w.c. With the added benefits of gas central heating, double glazing, countryside views and period features, viewing is highly recommended to appreciate the size, location, presentation, plot and aspect of the accommodation on offer. EPC 'E'.

£315,000

LOCATION

Situated on the edge of the thriving village of Topcliffe with amazing views to the front & rear, across countryside towards the hills. Topcliffe offers two public houses, a primary school, a post office/ village shop, a Church, playing fields, a village hall and a doctor's surgery. Queen Mary's independent girls school is also located in the village. Further schools, shops and leisure facilities are all available within the surrounding area. For the commuter there is easy access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate.

DIRECTIONS

When in the village from the A168 turn right opposite the Angel pub, follow the road to the junction and proceed straight on past the school to where the property is located on the right hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With double glazed stained glass entrance door to the front elevation with adjacent windows, spindle banister staircase to the first floor, understairs cupboard, telephone point, bamboo flooring and radiator.



LOUNGE

13'1 x 12'10 into bay (3.99m x 3.91m into bay)
With double glazed bay window to the front elevation with a view over fields, television & telephone points, picture rail, bamboo flooring, fireplace with wooden mantle & stone hearth and radiator.



DINING ROOM

12'1 x 11'11 (3.68m x 3.63m)

With double glazed patio doors to the rear elevation, cast iron range, storage cupboard, picture rail, bamboo flooring and radiator. Open to the kitchen.



KITCHEN

8'6 x 7'10 (2.59m x 2.39m)

Including a fitted range of wall and base units incorporating rolled edge work surfaces, single drainer sink unit with mixer taps over, integrated electric oven & gas hob, extractor hood & light, timber door to the garden and double glazed window to the rear. Open to the dining room.



UTILITY ROOM

9'9 x 7'6 (2.97m x 2.29m)

Including rolled edge work surfaces, space and plumbing for a washing machine & dryer, boiler, radiator and double glazed windows to the side elevations.



FAMILY ROOM/OFFICE

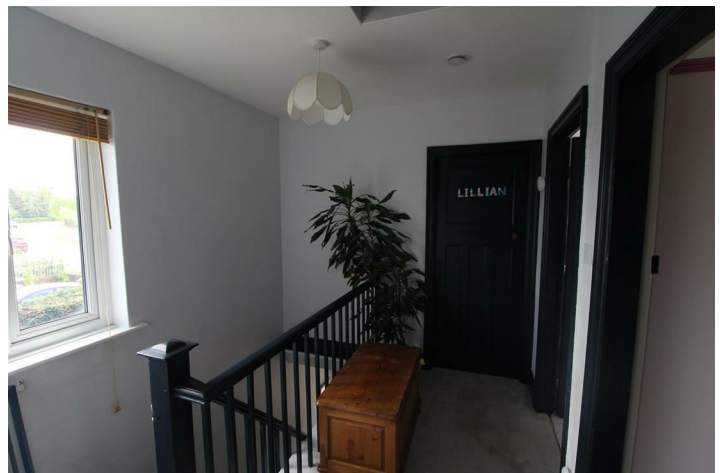
15'1 x 9'9 (4.60m x 2.97m)

With double glazed window to the side elevation and radiator. This room could be used for a variety of purposes including a bedroom.



FIRST FLOOR LANDING

Spacious galleried landing with doors to all rooms, radiator and double glazed window to the side elevation with a view over fields towards the hills.



BEDROOM ONE

11'11 x 11'10 (3.63m x 3.61m)

With double glazed window to the rear elevation with a view over fields towards the hills, feature fireplace, picture rail, storage cupboard, wood flooring and radiator.



BEDROOM TWO

11'11 x 11'2 (3.63m x 3.40m)

With double glazed window to the front elevation with a view over fields, feature fireplace, picture rail, wood flooring and radiator.



BEDROOM THREE

7'11 x 6'9 (2.41m x 2.06m)

With double glazed window to the front elevation with a view over fields, wood flooring, telephone point and radiator.



BATHROOM

Including a modern three piece suite comprising of shower over bath, pedestal wash hand basin, low level w.c., part tiled walls, vertical heated towel rail, extractor fan, decorative tiled floor and double glazed window to the rear elevation.



EXTERIOR



FRONT GARDEN & PARKING

To the front of the property there are flower beds, wrought iron railings to the front, hedged boundary to the side and ample block paves & gravelled off road parking, accessed via gates.



REAR GARDEN

Good sized, attractive rear garden with lawn, patio area, gravelled paths, well stocked flower, tree & shrub beds, outside tap, raised entertaining deck with flower beds & built in benches, brick built outbuilding with w.c., fenced boundaries and a lovely timber summer house which is insulated and has electric.



VIEWING

Viewing is Strictly By Appointment Only.

MORTGAGE ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

FREE VALUATION

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

FREEHOLD

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

SERVICES

We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

WATER METER

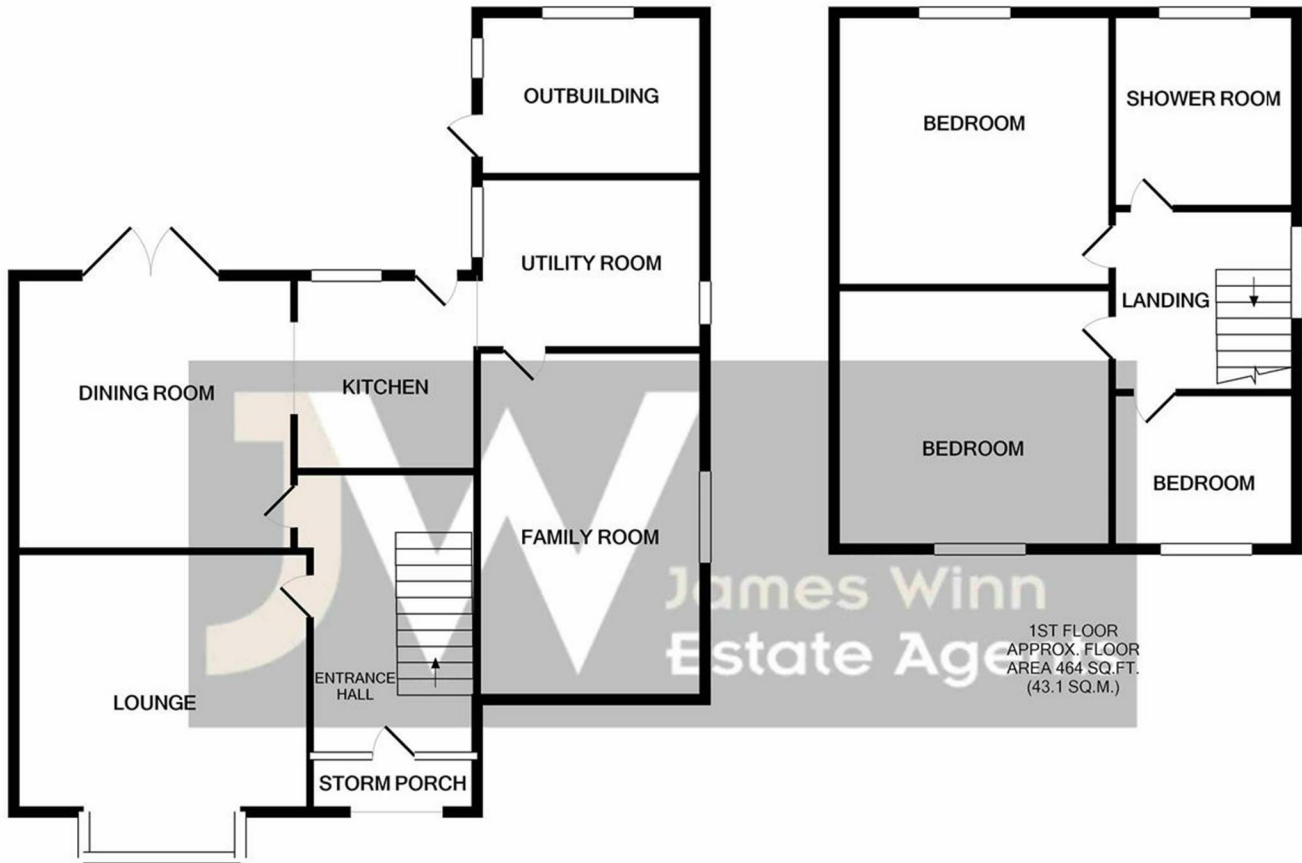
There is a water meter at the property.

MOBILE PHONE SIGNAL

No known issues.

ELECTRIC CAR CHARGER

No



GROUND FLOOR
APPROX. FLOOR
AREA 769 SQ.FT.
(71.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1232 SQ.FT. (114.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2021

1ST FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)