



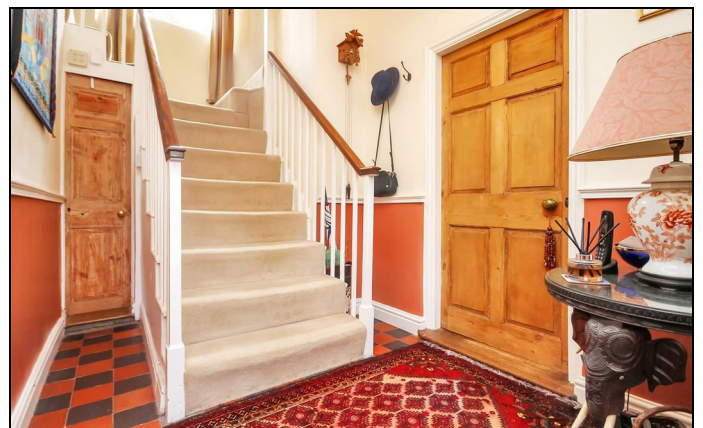
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Riseborough House , Borrowby Thirsk YO7 4QQ

Available to purchase is this wonderfully characterful three bedroom semi detached cottage in the picturesque village of Borrowby. Built in around the 1800s this gorgeous cottage sits on a large plot offering great internal and external space. An amazing opportunity to have this perfect family home and to enjoy all it has to offer. With accommodation spread over two floor to include an entrance hall, kitchen/diner, separate dining room, large sitting room, three good sized double bedrooms one with an en suite, a dressing room/study and finally a house bathroom/w.c. Externally the property offers a private & peaceful stone seating area with a wonderful water feature, followed by a terraced cottage garden and a further seating area with pergola catching the evening sun. Also with the property is four external outbuildings, one converted into a gym and off street parking for 3 vehicles. This property is a must see to appreciate its size, character and size of plot on offer.

EPC Rating - E, Council Tax Band - E

Offers Over £675,000

LOCATION

Situated in picturesque village of Borrowby near Thirsk. The attractive village of Borrowby offers facilities including a primary school, public house and activity centre with sports fields. Local schools, shops and leisure facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate.

DIRECTIONS

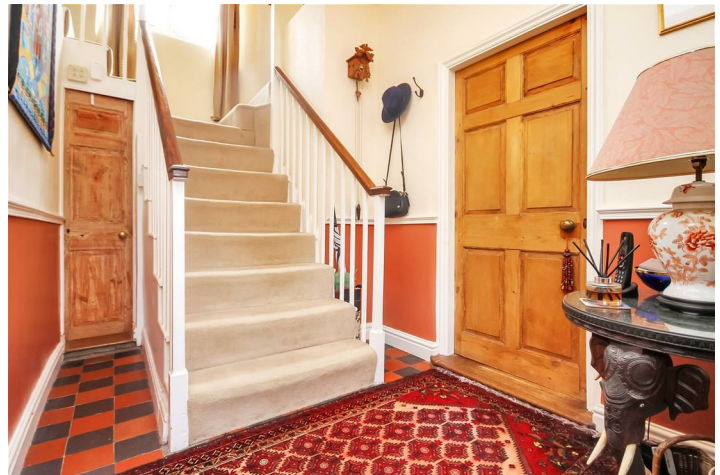
Leaving Thirsk via the A19 Northbound take the left hand turning signposted Borrowby and turn into the village. Continue through the village, past the pub, up the hill where the property is located on your right hand side.

THE ACCOMMODATION CONSISTS OF

ENTRANCE HALL

10'11" x 6'4" (3.33 x 1.94)

With a front facing timber frames door, storage cupboard, stairs to first floor,



KITCHEN DINER

13'2" x 14'9" (4.02 x 4.52)

With front & rear facing timber framed windows, a range of wall, drawer & floor units, plumbing for a washing machine, Everhot oven, fridge & freezer, dishwasher, sink + drainer, laminate tiled flooring, tiled splashback, rear facing door with access to garden and a radiator.



DINING ROOM

12'11" x 14'3" (3.96 x 4.36)

With a front facing timber framed window, open fireplace, oak flooring and a radiator.



SITTING ROOM

28'4" x 14'11" (8.65 x 4.56)

With three side facing timber framed windows, a rear facing timber framed window, side facing door with access to garden, log burner and two radiators.



BEDROOM ONE

17'2" x 15'2" (5.25 x 4.63)

With two side facing timber framed windows, a rear facing window, access to en suite and a radiator.



EN SUITE

3'10" x 8'7" (1.18 x 2.62)

With a low level w.c, step in shower and a pedestal wash hand basin.

DRESSING ROOM/STUDY

9'7" x 14'0" (2.93 x 4.29)

With a side timber framed window, fitted wardrobes and a radiator.



BEDROOM TWO

13'2" x 14'8" (4.02 x 4.49)

With a front facing timber framed window, cast iron fireplace and a radiator. .



BEDROOM THREE

14'0" x 11'2" (4.28 x 3.41)

With a front facing timber framed window, cast iron fireplace, oak flooring and a radiator.

HOUSE BATHROOM/W.C

10'0" x 10'7" (3.06 x 3.24)

With a front facing timber framed window, high level w.c, pedestal wash hand basin, panelled bath with shower over and a radiator.



LOFT

With stairs leading from first floor landing, fully boarded with insulation and lighting

PAVED SEATING AREA

With stone patio, side access to front of property and a water feature.



TERRACED COTTAGE REAR GARDEN

A terraced cottage garden, stone patio seating area with pergola and rear gated access to driveway and outbuildings.



OUT BUILDINGS

With four useful outbuildings, one converted into a gym with power and electric, one with plumbing for a washing machine, two for storage.



PARKING

With off street parking for 3 vehicles.



EXTERNAL



CLAUSES

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.

MORTGAGE & FINANCIAL 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 adviser based in Northallerton. 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.

PLEASE NOTE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains electricity, water and drainage, with oil central heating.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: NO

PARKING ARRANGEMENTS: For 3 vehicles.

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: NO

MOBILE PHONE SIGNAL: NO KNOWN ISSUES

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

GROUND FLOOR

1ST FLOOR



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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