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19 Barleys Yard, Thirsk YO7 1PE

With NO ONWARD CHAIN this immaculate, first floor, two bedroom apartment located just a stone's throw away from Thirsk Market Place surrounded by well maintained communal gardens in a very private and quiet development. The property benefits from numbered off road parking for two vehicles, double glazing and gas central heating. The property comprises of a communal entrance shared with only one other apartment, an entrance hall, a great sized lounge with Juliet balcony overlooking the communal gardens and local scenery, a modern kitchen diner, two bedrooms and a house bathroom/w.c.. The gardens aspect, presentation and layout of this apartment can only be appreciated by viewing. EPC rating C, council tax band C.

Offers In The Region Of £155,000

LOCATION

Situated within the town centre on a private, peaceful development which has communal gardens. 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

From the Market Place proceed along Kirkgate and take the first right hand turn after St Marys Church. Barleys Yard is on the right hand side and the property is located towards the back.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With intercom phone entry system.



LOUNGE

15'7 x 12'7 (4.75m x 3.84m)

Juliet balcony with double glazed doors overlooking the communal gardens, double glazed window to the rear, log effect electric fire, coving to the ceiling, television point and radiator.



DINING KITCHEN

16 x 8'5 (4.88m x 2.57m)

Including a fitted range of wall and base units incorporating rolled edge work surfaces, one and a half drainer sink unit with mixer taps over, integrated electric oven & gas hob, extractor hood & light, tiled splashbacks, plumbing for a washing machine, boiler, radiator and double glazed window to the rear.



BEDROOM

12'10 x 11'8 (3.91m x 3.56m)

With double glazed window to the front elevation, coving to the ceiling and radiator.



BEDROOM

9 x 9 (2.74m x 2.74m)

With double glazed window to the front elevation, coving to the ceiling, cupboard and radiator.



HOUSE BATHROOM/W.C.

5'3" x 9'1" (1.60m x 2.77m)

Including a modern three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level w.c., part tiled walls, radiator, extractor fan and double glazed window to the side elevation.



EXTERIOR



PARKING

There is deeded parking for two vehicles.



COMMUNAL GARDEN

Superbly presented and looked after communal grounds with block paved private access, lawn and mature flower & shrub borders.



VIEWING

Viewing is Strictly By Appointment Only.

MORTGAGE ADVICE

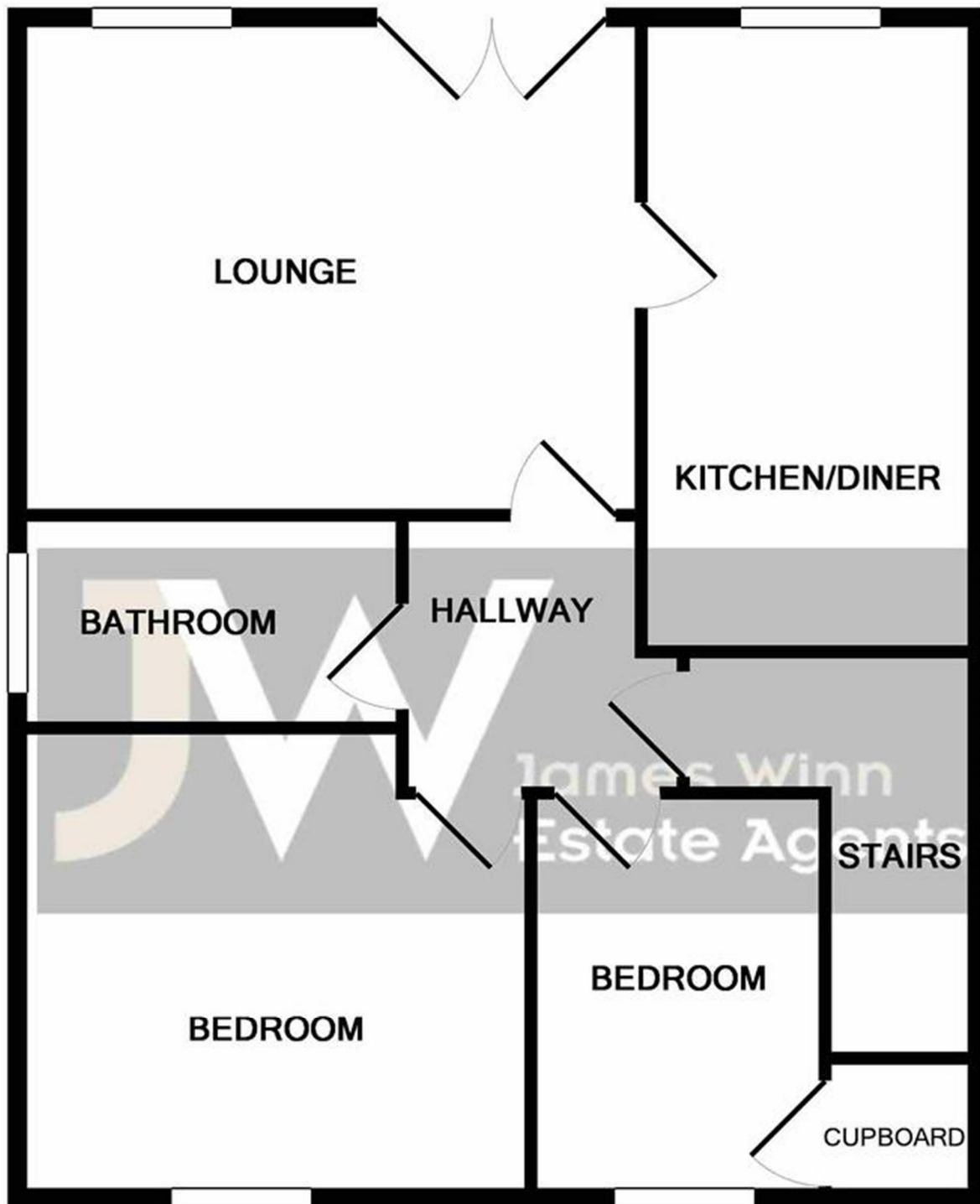
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FREE VALUATION

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.

LEASEHOLD

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 leasehold 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.



TOTAL APPROX. FLOOR AREA 707 SQ.FT. (65.7 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

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