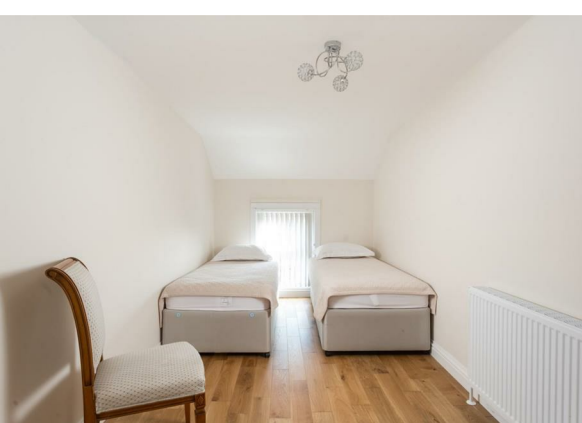




Dishforth Cottages, Dishforth Guide Price £265,000

****NO ONWARD CHAIN****

A pretty mid-terrace cottage which has been comprehensively upgraded throughout including a high-specification modern fitted kitchen in this popular village location offering excellent access links to the A1(M) and which is available for sale with no forward chain.



Accommodation

The property is accessed via a uPVC door leading into the porch which leads through into the downstairs living accommodation.

The sitting room is spacious in size and dual aspect in design allowing for a light, airy feel. There is stylish timber flooring which continues throughout the downstairs living accommodation and a useful understairs storage cupboard.

The kitchen is contemporary in design with a combination of wall and base storage units. Quartz preparation surfaces incorporate a 1 1/2 sink with drying area and there are a range of appliances including Rangemaster gas cooker, full height fridge, freezer, dishwasher, microwave, automatic washing machine as well as a wall-mounted heated towel rail.

Stairs lead up to first floor landing which is of a good size and has a useful airing cupboard with space for a tumble dryer.

The property benefits from two well-proportioned double bedrooms both of which have fitted storage.

The shower room is fully tiled and includes a large walk-in shower cubicle with dual shower heads, low flush WC, wash hand basin with mixer tap and heated towel rail.

To The Outside

The property has a low-maintenance front courtyard which has been fully paved and has a low level brick built wall.

There is also a substantial brick built garage with 'up and over' door and power connected.

Energy Efficiency

The property's current energy rating is D (59) and has the potential to be improved to an EPC rating of B (89).

Additional Information

Tenure: Freehold

Services/Utilities: All mains and services are understood to be connected

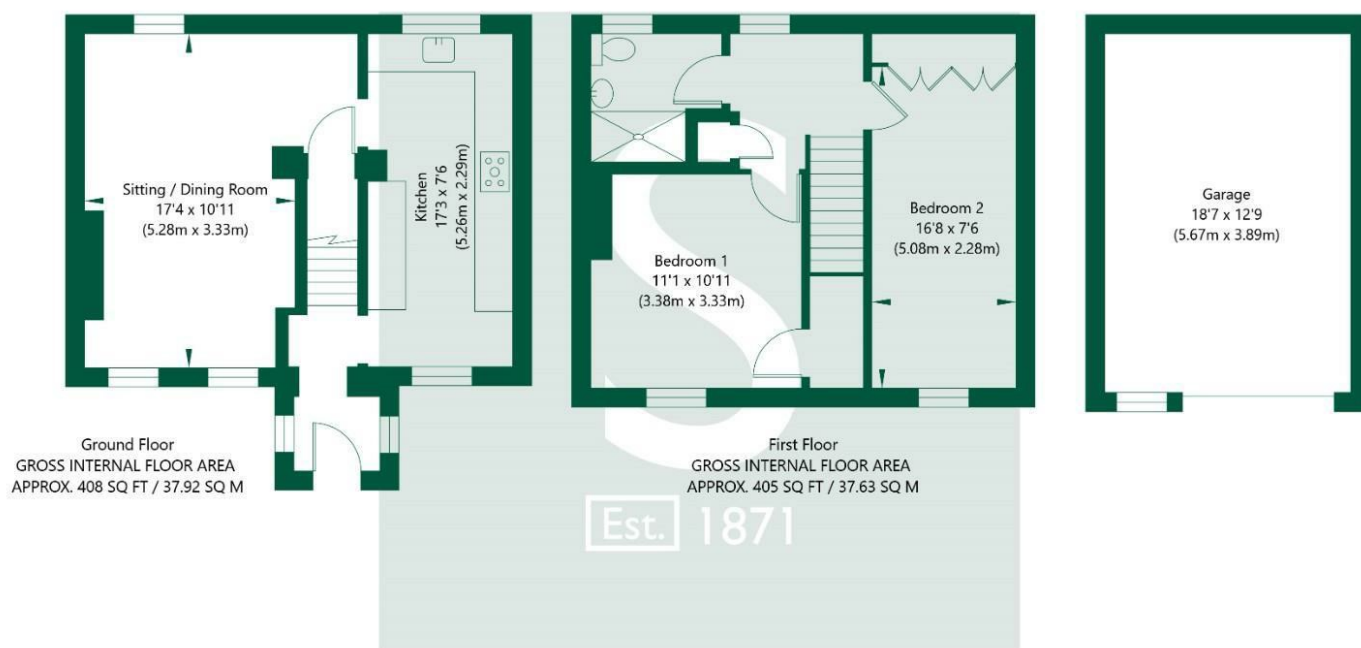
Broadband Coverage: Up to 76* Mbps download speed

Council Tax: B - North Yorkshire Council

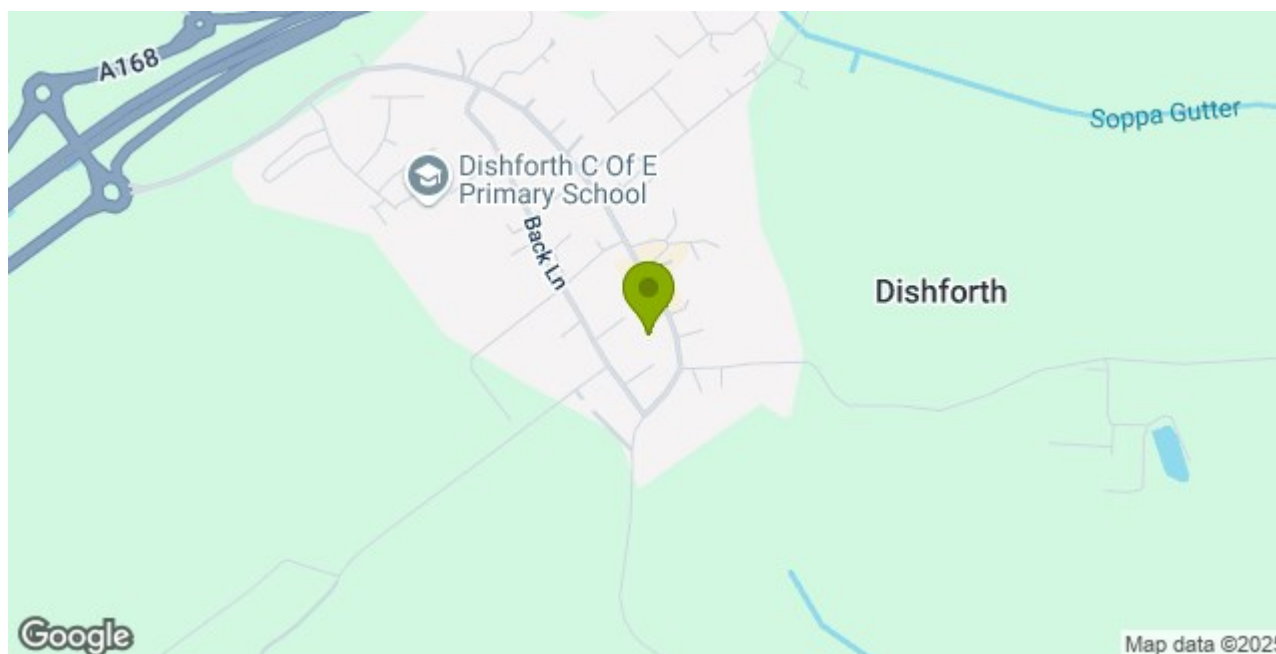
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.

Dishforth Cottages, Dishforth, Thirsk, YO7 3LA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 813 SQ FT / 75.55 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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