



Grantley Cottage, St James Green, Thirsk

£330,000



3 Bedrooms 2 Bathrooms 2 Living Areas

Freehold | EPC rating: D

- Chain Free
- Great Location
- Original Features

- Three Bedroom
- Riverside Garden
-

BELVOIR!

Property is personal

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Description

On entering the property, you are welcomed into the hall which offers access to the first floor and all downstairs rooms.

The sitting room has a large window to the front elevation and log burning stove, steps down into the kitchen give you the stunning view to the garden and river beyond.

The first floor houses two double bedrooms one with ensuite shower room and house bathroom and a further bedroom to the third floor.

Photographs



Entrance Hall

On entering the property, you are welcomed into the hall, offering access to the downstairs rooms and stairs to the first floor.

0.00m x 0.00m (0'0" x 0'0")

Rear Hall

Between the sitting room and kitchen sits a rear hall, with access to the side of the property and downstairs toilet with white suite.

0.00m x 0.00m (0'0" x 0'0")

Bedroom One

To the first floor the primary bedroom is to the rear of the property and enjoys views over the garden. With a large window to the rear and a window to the side elevation.

3.98m x 3.65m (13'1" x 12'0")

Bedroom Two

This bedroom has some incredible feature including a beamed ceiling and large feature window to the front of the property.

4.47m x 3.51m (14'8" x 11'6")

Bedroom Three

To the second floor and built into the apex the third bedroom benefits from wooden floors and a window giving stunning views to Cod Beck.

4.47m x 3.95m (14'8" x 13'0")

Sitting Room

To the front of the property with a large window enjoying views over St James Green the sitting room has a wooden floor and large log burning stove sits in an inglenook fireplace. Beams adorn the ceiling, reflecting the heritage of this fantastic cottage.

4.53m x 3.84m (14'11" x 12'7")

Kitchen

The kitchen consists of wood effect base and wall units and ample space for a dining table. The kitchen has a large built in pantry cupboard and would very quickly become the heart of the home. The obvious standout feature of this kitchen is the fully glazed French doors which open out onto the garden, providing stunning views all year round of the South West facing garden and Cod Beck.

5.26m x 3.84m (17'4" x 12'7")

Shower Room

Ensuite shower room with toilet basin and walk in shower.

2.35m x 1.04m (7'8" x 3'5")

House Bathroom

With a obscured glass window to the side of the property the house bathroom is fitted with a white suite, comprising of bath, toilet and basin. with black and white tile effect flooring.

2.07m x 1.91m (6'10" x 6'4")

Exterior

To the front is a small garden area, perfect for potted plants. Access to the garden is granted via a wooden gate to the side of the property.

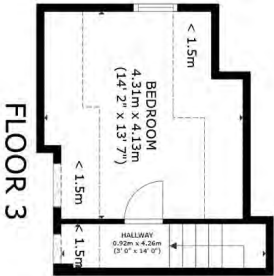
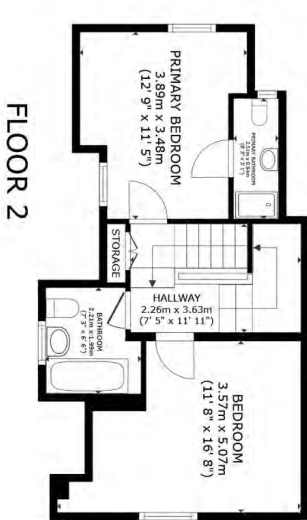
At the rear is a patio area to enjoy the sunshine. Steps lead down to the lawned garden, walled and fenced at both sides. This mature garden leads down to Cod Beck and buyers will likely want to make the most of the river frontage with some additional decked seating.

0.00m x 0.00m (0'0" x 0'0")

More photographs



Floorplan



GROSS INTERNAL AREA
 FLOOR 1 54.8 m² (590 sq.ft.) FLOOR 2 42.9 m² (462 sq.ft.) FLOOR 3 12.2 m² (132 sq.ft.)
 EXCLUDED AREAS : PATIO 8.5 m² (92 sq.ft.) REDUCED HEADROOM 8.4 m² (91 sq.ft.)
 TOTAL : 110.0 m² (1,184 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

