

## 3 West End Cottages, Baldersby , Thirsk, YO7 4PR

A modern and spacious character two bedroom cottage situated in the picturesque village of Baldersby. The property benefits from a village location, delightful gardens, ample off street parking, air source heat pump central heating and double glazing. Briefly comprises: Entrance porch, lounge with feature fire place housing log burner, modern kitchen dining room. To the first floor: Two bedrooms and shower room. Externally: To the front is an enclosed low maintenance garden and driveway to the side aspect providing off street parking. To the rear is a spacious lawned and patio garden with log store, garden shed and hedge perimeter. VIEWING IS HIGHLY RECOMMENDED TO SEE THIS SUPERB CHARACTER COTTAGE.

**Asking Price £265,000**

# 3 West End Cottages, Baldersby

, Thirsk, YO7 4PR



- TWO BEDROOM CHARACTER COTTAGE • PICTURESQUE VILLAGE OF BALDERSBY • MODERN KITCHEN DINING ROOM
- SPACIOUS LOUNGE WITH FEATURE LOG BURNER • MODERN SHOWER ROOM • DELIGHTFUL LAWNED + PATIO GARDEN
- DRIVEWAY PROVIDING AMPLE PARKING • DOUBLE GLAZING + CENTRAL HEATING • SUPERB CHARACTER COTTAGE

## ENTRANCE PORCH

Front door leading into entrance porch.

## LOUNGE

15'10" x 12'9" (4.83m x 3.89m)  
Flagged stone floor, feature fire place housing log burner, stairs leading to first floor, under stairs storage, underfloor heating, tv point, double glazed feature bay window.

## KITCHEN DINING ROOM

14'8" x 14'11" (4.47m x 4.55m)  
A range of modern wall and base units with work top over, sink unit housing bowl and swivel taps, integrated four ring electric hob with extractor hood over, integrated double oven, integrated dishwasher and fridge freezer, plumbing and undercounter space for washing machine, tiled floor, underfloor heating, inset ceiling spot lights, vaulted ceiling housing x 2 velux windows, double glazed window and door to rear garden.

## FIRST FLOOR

Double glazed window to side aspect, double radiator, loft access.

## BEDROOM ONE

12'10" x 8'11" (3.91m x 2.72m)  
Double glazed window to front aspect, double radiator, tv point, vaulted ceiling.

## BEDROOM TWO

7'10" x 9'1" (2.39m x 2.77m)  
Double glazed windows x 2 to rear aspect, radiator, tv point, vaulted ceiling.

## SHOWER ROOM

5'7" x 7'3" (1.70m x 2.21m)  
Walk in double shower with rain drop head, low level W.C., wall mounted towel rail, vanity unit housing basin and swivel mixer tap, extractor fan, tiled floor, inset ceiling spot lights, vaulted ceiling, double glazed window to rear aspect.

## EXTERNALLY

## DRIVEWAY

Driveway to the side providing ample off street parking.

## FRONT GARDEN

Enclosed low maintenance front garden with hedge perimeter.

## ENCLOSED REAR GARDEN

To the rear is a delightful and spacious lawned and patio garden with log store, garden shed and hedge perimeter,

## AGENTS NOTES

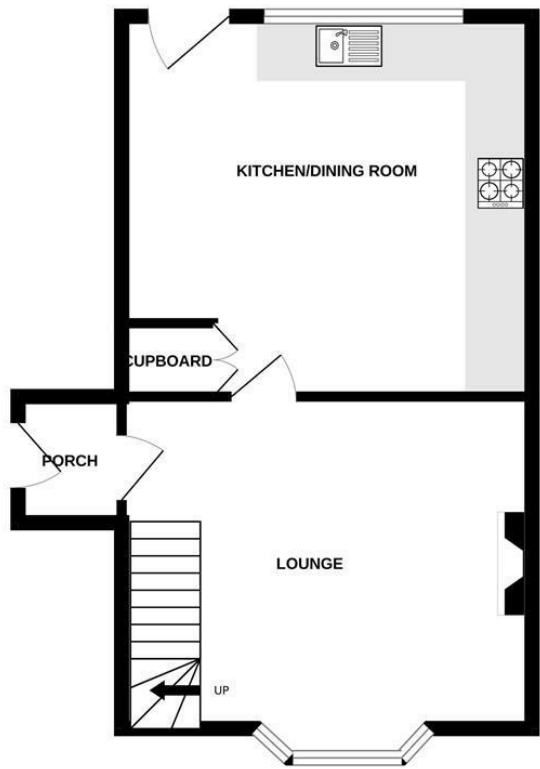
Air Source Heat Pump Central Heating on RHI Payments  
A single storey extension was added to the kitchen and there is still planning for a two storey extension to the property.



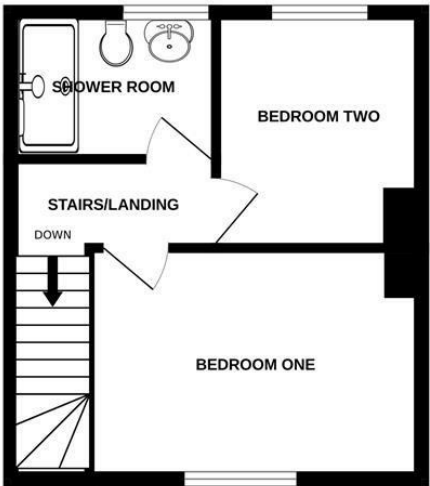


Floor Plan

GROUND FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



FIRST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.  
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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		