

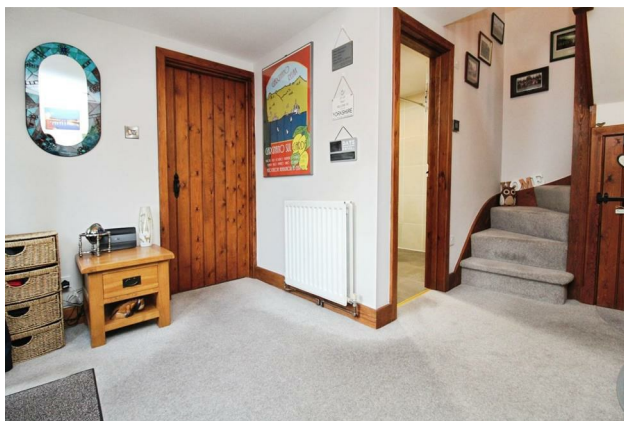
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2 The Courtyard Topcliffe Road, Dishforth, Thirsk, YO7 3JS

Guide Price £289,500

Property Images



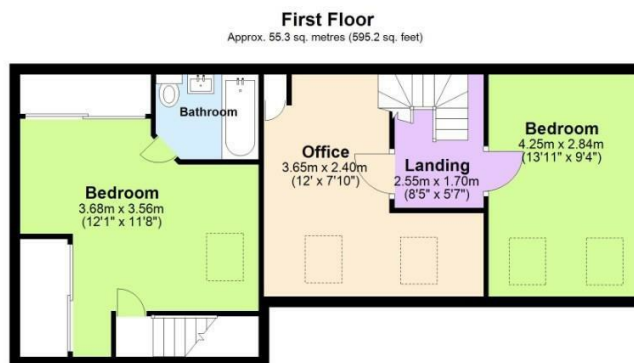
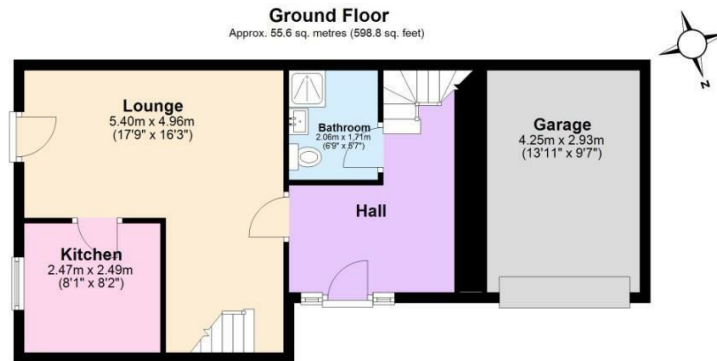
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Floorplan



Total area: approx. 110.9 sq. metres (1194.1 sq. feet)

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.
Plan produced using PlanUp.

2 The Courtyard, Topcliffe Road, Dishforth, THIRSK

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Map



Details

Type: House - Terraced Beds: 3 Bathrooms: 2 Receptions: 1 Tenure: Freehold

Summary

Nestled in the charming village of Dishforth, this individually designed two storey cottage conversion forms part of a small development of three and offers a unique blend of character and modern living. Originally part of the farmhouse outbuildings, this property has been thoughtfully transformed to provide surprisingly spacious accommodation.

Inside, you will find three well-proportioned bedrooms, one of which boasts an ensuite bathroom, ensuring comfort and privacy. The spacious lounge and dining room create an inviting atmosphere, perfect for both relaxation and entertaining. The modern fitted kitchen is designed with practicality in mind, making excellent use of storage space while maintaining a stylish appearance. Additionally, a ground floor shower room for convenience for residents and guests alike.

The reception hall is generously sized and could easily serve as a study area, catering to those who work from home or require extra space. Outside, the property features an enclosed south-facing garden, complete with a delightful decking area and a well-maintained lawn bordered by attractive plants. This outdoor space is ideal for enjoying sunny days and hosting gatherings.

For added convenience, the cottage includes an attached garage with power and could accommodate a small vehicle but also presents the potential for further development into additional ground floor accommodation, subject to the necessary permissions. A private parking space ensures that you will never have to worry about finding a spot for your vehicle.

This charming cottage is a perfect opportunity for those seeking a blend of rural tranquility and modern amenities. With its spacious layout and delightful outdoor space, it is sure to appeal to a number of buyers. Ideally located close to both Thirsk and Ripon city for everyday amenities and for those wishing to commute the A1 is on the doorstep.

Features

• INDIVIDUALLY DESIGNED AND SPACIOUS COTTAGE • THREE BEDROOMS THE MASTER WITH ENSUITE BATHROOM • SPACIOUS LOUNGE/DINING ROOM • FITTED MODERN KITCHEN • SIZEABLE RECEPTION HALL WHICH COULD DOUBLE AS A STUDY SPACE • GROUND FLOOR SHOWER ROOM • ATTACHED GARAGE WITH POWER • PRIVATE PARKING SPACE • ENCLOSED GARDEN • VILLAGE LOCATION CLOSE TO THIRSK AND RIPON CITY