

Rainbow Cottage

Blue Row, Baldersby, Thirsk, North Yorkshire, YO7 4PF

RobinJessop

AN ATTRACTIVE DOUBLE FRONTED COTTAGE IN NEED OF MODERNISATION IN AN ACCESSIBLE RURAL VILLAGE

- Attractive Double Fronted Cottage
- In Need of Refurbishment Throughout
- 3 Bedrooms & 2 Reception Rooms
- Front and Rear Gardens
- Private Parking & Single Garage
- Popular and Accessible Village Location
- Viewing by Appointment Only
- Guide Price: £250,000

SITUATION

A1(M) Interchange at Dishforth 4.8 miles, Thirsk 5.6 miles, Ripon 6.4 miles, Northallerton 11 miles, Harrogate 18 miles, York 28 miles. With Leeds Bradford and Newcastle airport approximately one hour's drive. All times and distances are approximate.

The nearby market towns of Thirsk and Ripon offer a range of amenities including independent shops, post office, leisure centres, supermarkets and regular twice weekly markets. The local area offers a good range of schools for children aged 3-18.

Baldersby is a small rural village, easily accessible to the A1(M) and A19 bringing the larger centres of Leeds, York, Teesside and Newcastle within reasonable commuting distance.

DESCRIPTION

Rainbow Cottage is an attractive three bedroom property situated in the popular village of Baldersby. Requiring a programme of renovation and modernisation, the property offers excellent potential for a range of buyers looking to create a family home to their own specification.

The property is entered via an entrance hall, which provides access to the ground floor accommodation. There are two well-proportioned reception rooms, one featuring a log-burning stove and the other an open fireplace, providing generous and versatile living space.







Accessed from one of the reception rooms is a stone-flagged conservatory, which enjoys an abundance of natural light.

The kitchen is fitted with a range of wall and base units and overlooks the rear courtyard. Adjoining the kitchen is a useful pantry with fitted shelving, while beyond is a separate utility room with a further storage area.

The ground floor accommodation is completed by the family bathroom, comprising a W.C., wash hand basin, bath and separate shower.

To the first floor are three bedrooms.

Externally, Rainbow Cottage benefits from approximately 0.38 acres in total, with good-sized gardens to both the front and rear. The outside space provides considerable scope for landscaping and offers ample room for relaxing, entertaining and enjoying family life. The property also benefits from a designated parking area and a private single garage.

It should be noted that vehicular and pedestrian access serving the remainder of Blue Row passes through the rear of the property.

Rainbow Cottage provides an exciting opportunity to create an attractive family home tailored to the purchaser's individual requirements.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.







WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///radiates.coupler.begin

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band D

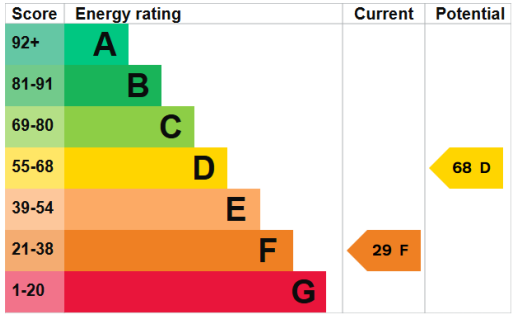
SERVICES

Mains electricity, mains water, mains drainage, oil-fired central heating and LPG gas for the cooker.

ENERGY PERFORMANCE CERTIFICATE

Current Rating – 29 (F)

Potential rating – 68 (D)



BROADBAND

High speed connection available.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD.

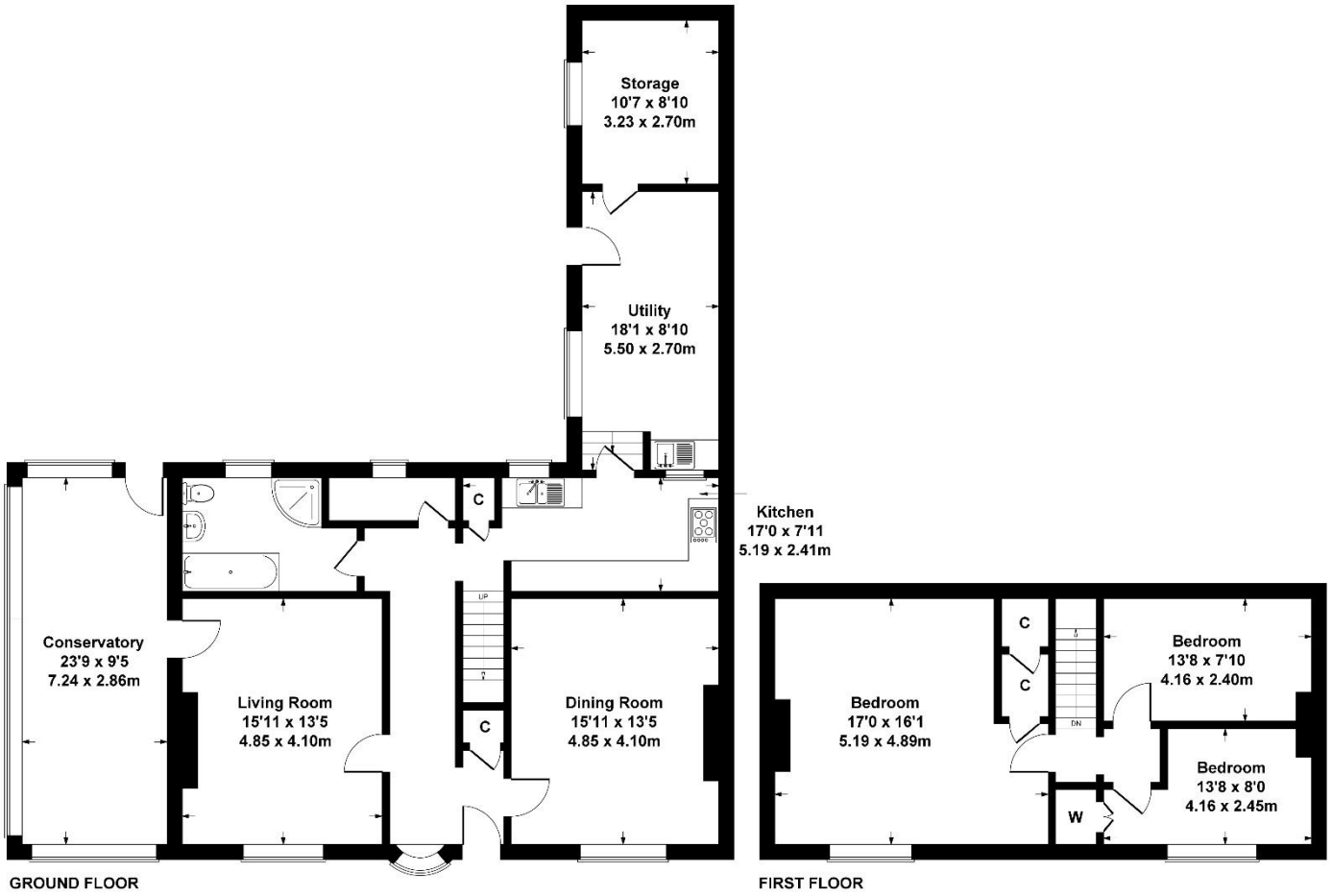






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Approximate gross internal area
House 176 sq m - 1894 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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