



81 LONG STREET
Topcliffe, Thirsk



81 LONG STREET

Thirsk, North Yorkshire, YO7 3RL

A deceptive three bedroomed village house with three reception rooms, newly modernised, in a convenient village between Ripon and Thirsk

ACCOMMODATION

- Generous living areas
- Stylish open plan interior
- Three reception rooms
- Three double bedrooms
- Oak framed sunroom
- Large garage plus workshop
- Off-street parking
- Popular village location



15-17 High Street, Boroughbridge, York, YO51 9AW

01423 590500

boroughbridge@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation and Amenities

This prominent semi-detached house sits in the traditional heart of Topcliffe village being an increasingly popular location off the A168 and equidistant from Ripon, Thirsk and Boroughbridge. The location is ideal for those seeking good access to Teeside and York via the A19 or further afield via the A1(M). Topcliffe has much to offer as a village having a well-regarded primary school, church, public house and thriving village post office/store. Wider amenities are available in Ripon and Thirsk.





Accommodation

This appealing village home has been significantly improved within the last 12 months and now offers generous living accommodation arranged over two floors. There is a cosy sitting room with log burning stove, a good sized dining room that opens to the refitted and well equipped kitchen, and then a lovely oak framed sunroom at the rear of the property. On the upper floors there are three double bedrooms and a house bathroom with shower. There is further potential with a good sized attic room that is currently accessed via a folding ladder. Externally, there is a useful courtyard having a separate utility room and external WC, then a walkway that leads to a further courtyard. The off-street parking is at the rear of the property where there is the added attraction of a substantial garage with inspection pit (currently covered) and useful attached storage/workshop.

Tenure

Freehold with possession and completion.



Services

All main services are installed.

Local Authority and Council Tax Band

North Yorkshire band D

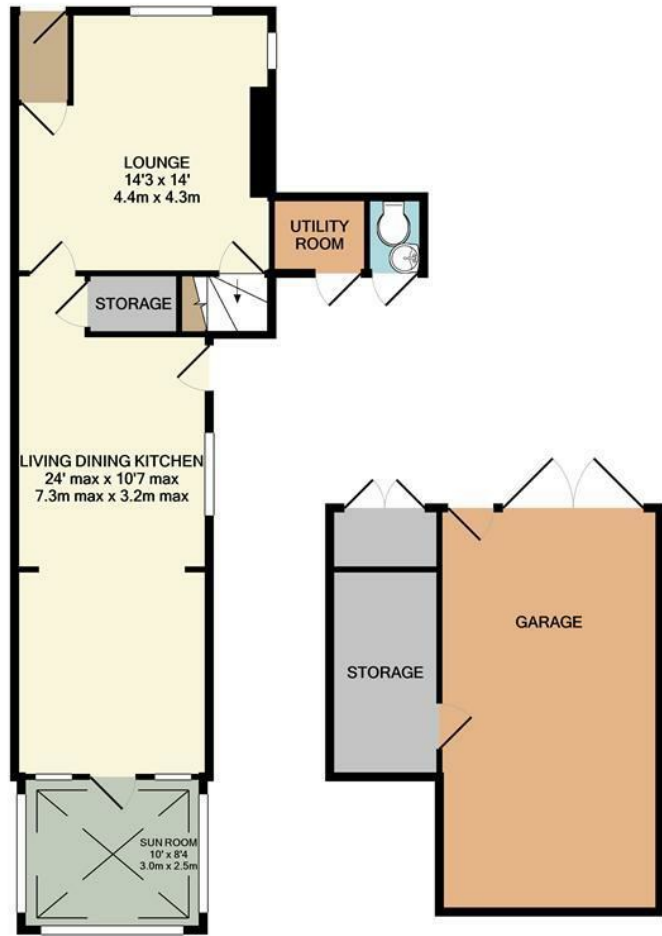
Viewings

By appointment with GSC Grays 01423 590500

Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR
APPROX. FLOOR
AREA 963 SQ.FT.
(89.4 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 496 SQ.FT.
(46.1 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE & STORE 1134 SQ.FT. (105.4 SQ.M.)

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

