



## Manor Close, Topcliffe, Thirsk £275,000

Set within a quiet cul-de-sac in the well-regarded village of Topcliffe, this link-detached modern family home offers well-balanced accommodation, off-street parking and an excellent village setting that appeals equally to families and commuters.



The ground floor opens into a welcoming entrance hall, leading through to a generous sitting room where a multi-fuel burning stove creates a warm and inviting focal point. To the rear, the extended kitchen/dining room provides a sociable and practical space for everyday family life, with direct access into the garden. A useful utility area and ground-floor cloakroom add to the home's day-to-day functionality.



Upstairs, the first floor offers three bedrooms, including two comfortable doubles alongside a third room that works well as a child's bedroom, home office or guest space. A family bathroom completes the internal layout.



Outside, the rear garden enjoys a south-facing aspect, providing a bright and private outdoor space ideal for relaxing or entertaining. The plot also offers scope for further extension or reconfiguration, subject to the necessary planning permissions, allowing future owners to adapt the home as their needs evolve.



Manor Close sits at the heart of Topcliffe, a popular village known for its strong community feel, village pubs, primary school and access to open countryside. The location is particularly well suited to commuters, with excellent links to the A1(M), A19 and onward connections to York, Harrogate and Leeds, while nearby Thirsk offers a wider range of amenities, shops and secondary schooling.

Overall, this is a well-presented and adaptable family home in a desirable village location, offering both immediate comfort and longer-term potential.

## Material Information

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband: up to 100 Mbps\*

EPC Rating: C - 70

Council Tax: C - North Yorkshire

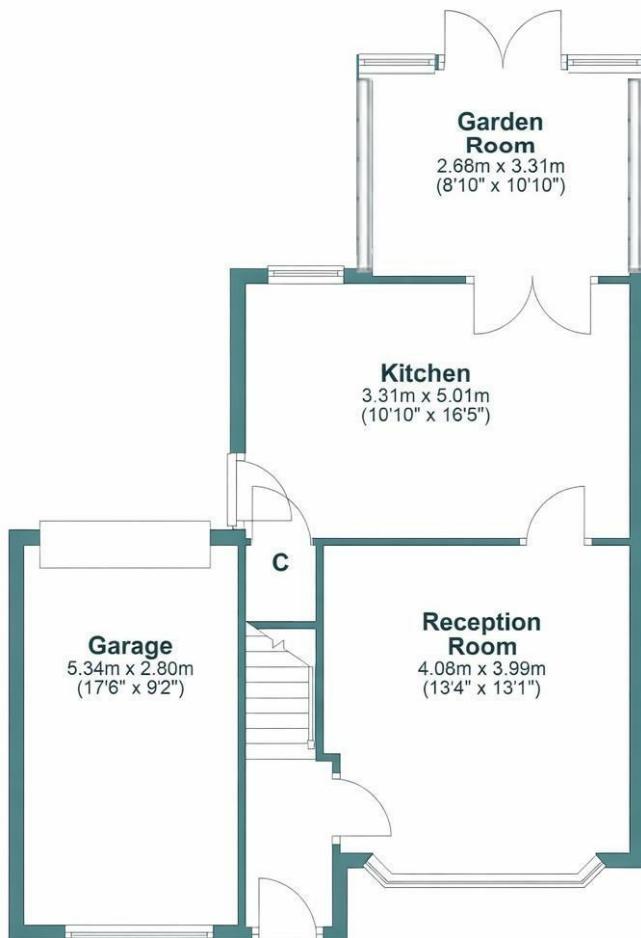
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

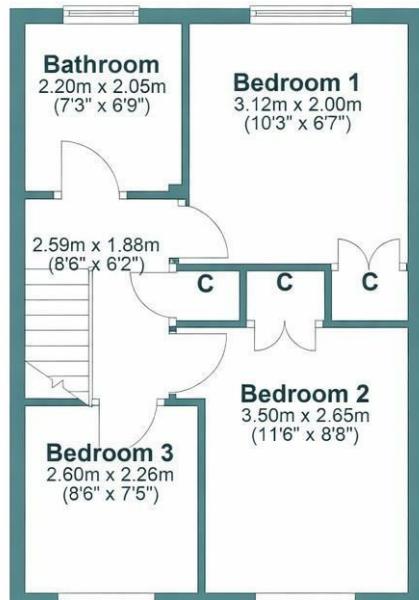


\*Download speeds vary by broadband providers so please check with them before purchasing.

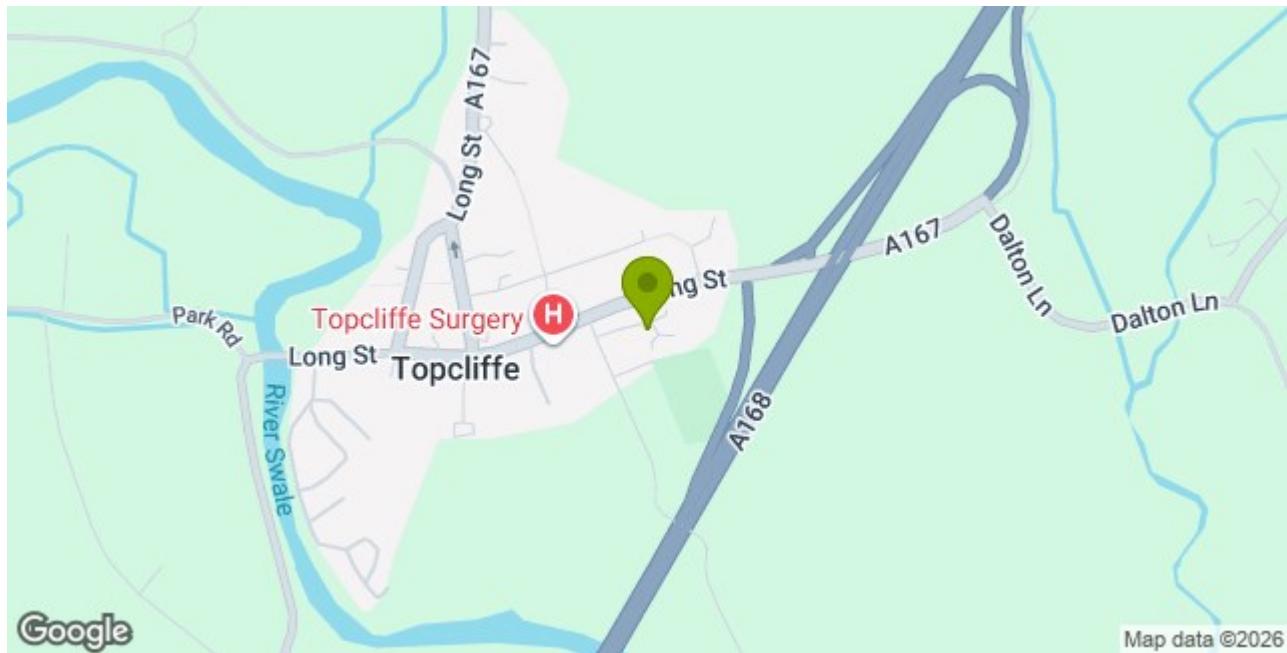
## Ground Floor



## First Floor



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