



101 Long Street  
Thirsk, YO7 1AS

Offers In Excess Of £175,000



A CHARMING PERIOD DOUBLE FRONTED 2 BEDROOMED COTTAGE WITHIN LEVEL WALKING DISTANCE OF THE MARKET TOWN, REVEALING BEAUTIFULLY APPOINTED AND CHARACTERFUL ACCOMODATION WITH A WEALTH OF PERIOD FEATURES IN THE HIGHLY ACCESSIBLE TOWN OF THIRSK HAVING EASE OF ACCESS ONTO THE A19.

Mileages: Northallerton 9 - Easingwold 11 - Ripon 13 York 23 (approximate)

With Panelled Doors, Period Fireplaces, Floorboards, Principal Bedroom with Ensuite Shower Room/WC

Open Plan Sitting Room/Dining Room, Staircase Lobby, Fitted Kitchen, Walkin Pantry

First Floor Landing with Open Study Area, Principal Bedroom with Ensuite Shower Room/WC, Further Double Bedroom, Family Bathroom

Rear Communal Patio and Brick Built Outbuildings

A 6 panelled timber entrance door with glazed over light stating "Prospect House" opens to;

A delightful open plan SITTING/DINING ROOM lavished with period features and sash windows overlooking the period properties of Long Street.

SITTING ROOM with eye catching attractive, cast gas living flame fireplace with carved timber surround and tiled cheeks. Fitted shelved cupboards to the alcove.

An archway adjoins to the DINING ROOM with attractive period cast fireplace with basket grate flanked by fitted cupboards. Sliding sash window overlooks the front aspect. To the rear a timber part glazed door leads to;

Rear STAIRCASE Reception LOBBY with polished floorboards and useful fitted and shelved pantry.

A four panel timber door leads to a FITTED KITCHEN comprising cupboard and drawer wall and base fittings complimented by work surfaces and tiled midrange, stainless sink with chrome mixer tap below a UPVC window overlooking the pleasant rear courtyard. Fitted electric hob and oven below with an extractor above, Space and plumbing for a washing machine. Timber floor throughout.

A turned staircase with handrail and timber spindles leads up to the FIRST FLOOR LANDING with OPEN STUDY AREA beside a UPVC double glazed window with pleasant, elevated views over the





courtyard and period properties beyond. Loft hatch access. Doors lead off.

A four panelled timber door opens to **BEDROOM ONE** with dual aspect to the front and side, strip floorboards and feature cast iron fireplace. To one side a four panel timber door leads to;

**EN SUITE SHOWER ROOM**, fully tiled shower cubicle, wash hand basin on a pedestal, low suite WC, radiator and frosted window to the side.

**BEDROOM TWO** with timber double glaze window to the front elevation. Cast fireplace and floorboards.

Outside to the rear there is a communal courtyard. Two useful outbuildings formerly a coal shed and separate water closet. Further communal storage for bins.

**LOCATION** - The Market Town of Thirsk offers a diverse range of local facilities which include a wide array of shops, primary and secondary schooling, superstore, public swimming baths, doctor and dental surgeries. With good road and rail links to the region's main commuter hubs, with great East Coast Main Line connections to York and Northallerton, and the A1 located 8 miles to the west of the town.

**POSTCODE** – YO7 1AS

**COUNCIL TAX BAND** – B

**TENURE** - Freehold.

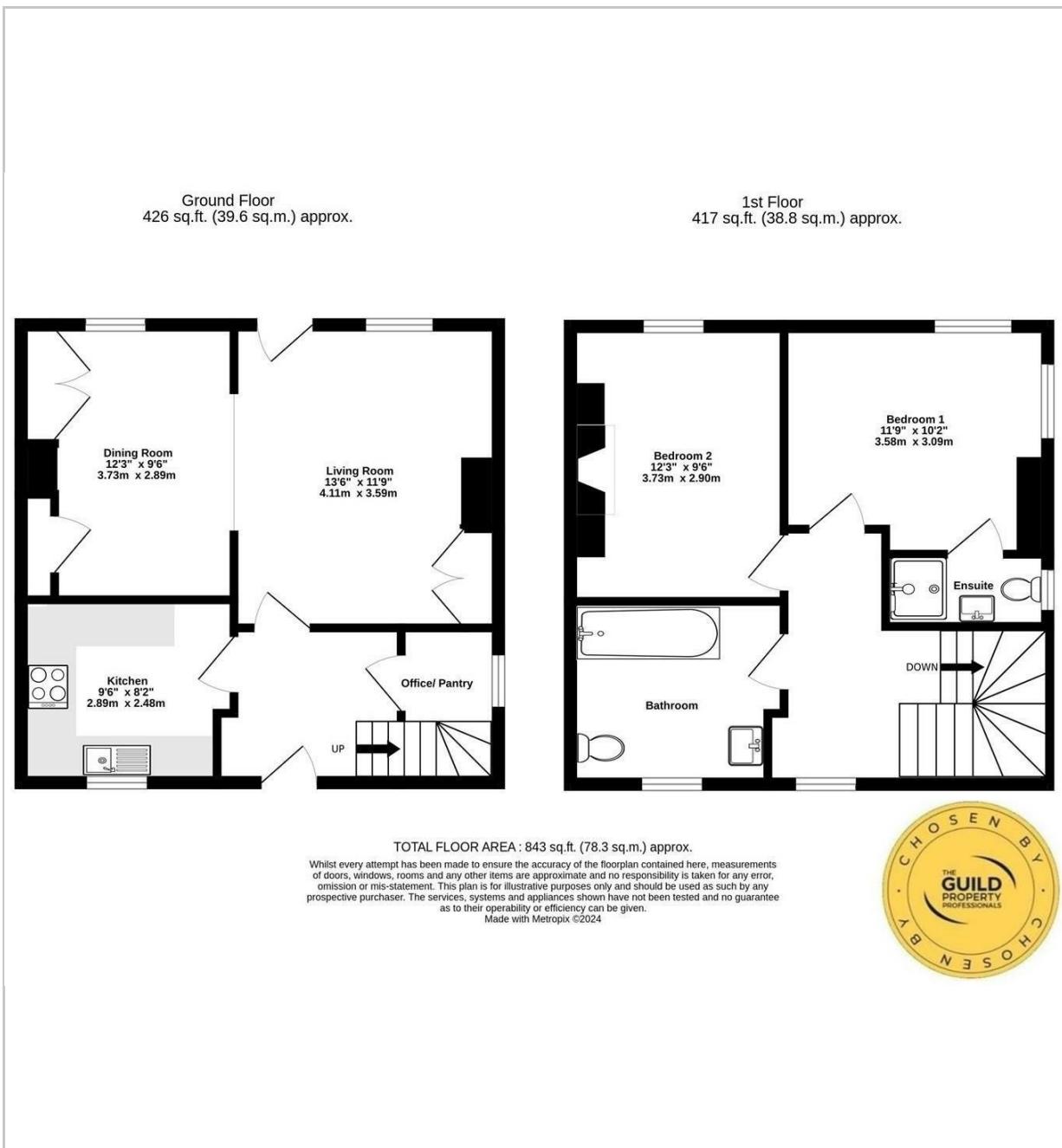
**SERVICES** - Mains water, electricity and drainage, with gas fired central heating.

**DIRECTIONS** - Leaving Thirsk via Millgate proceed through St. James Green into Stammergate and turn right, whereupon the property is situated on the right hand side identified by the Churchills For Sale board.

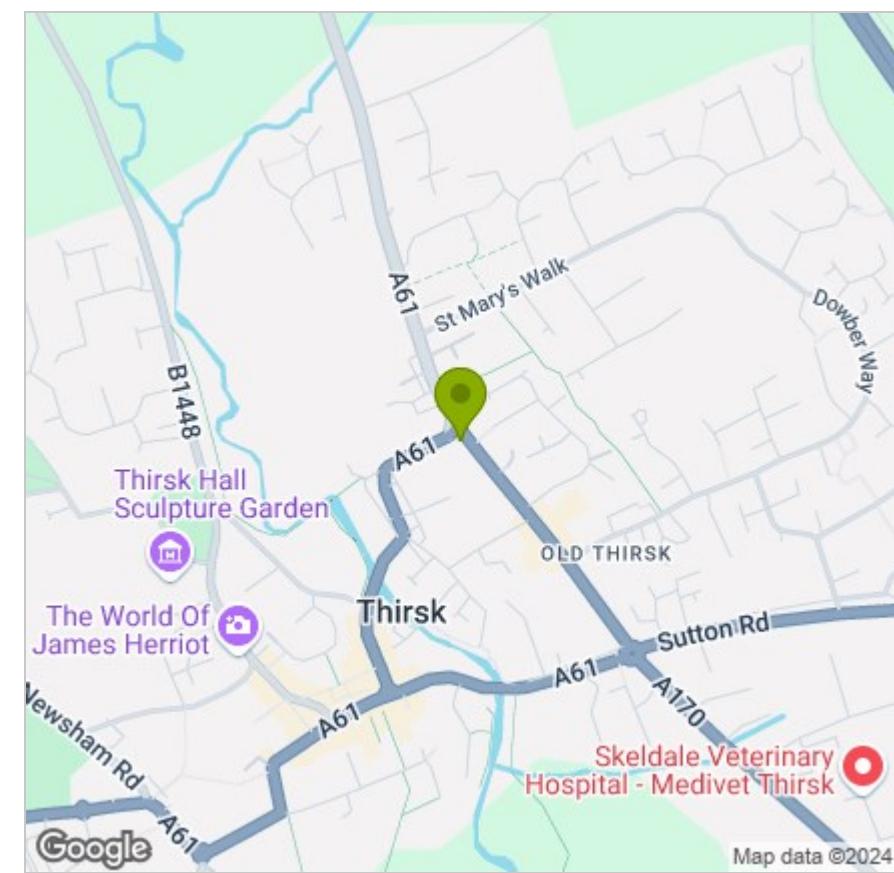
**VIEWING** - Strictly by prior appointment with the selling agents, Churchills of Easingwold Tel: 01347 822800, Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		54
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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