



Pale Dyke , Thirsk YO7 2DS
£300,000



JOPLINGS
Property Consultants



THIRSK, YO7 2DS

We are delighted to present a three bedroom detached property situated just on the outskirts of the popular village of Felixkirk. The plot is set at roughly a quarter of an acre and has a three bedroom detached property that has a wealth of potential to be an excellent family residence. The existing property is currently in need of full renovation, comprising of three good size bedrooms, large lounge and dining area, kitchen, bathroom and extensive gardens. The property is set in a quiet and tranquil location, yet still close to local amenities and a short drive from the popular market town of Thirsk. Please note the property has an Agricultural tie and is subject to an overage clause agreement. Viewing is highly recommended.

Entrance Hall

Stairs leading to the first floor. Radiator.

8'10" x 11'11" (2.696 x 3.643)**Lounge/Dining Area**

Brick built open fire place with a wooden mantle. Two wooden windows to the front elevation. Patio doors and full length windows to the side. Two radiators.

11'8" x 31'9" (3.581 x 9.679)**Kitchen**

Range of cream fitted base and wall units with coordinating work surfaces and an integrated induction hob and double electric oven. Space for a washing machine. Side door leading to the garden. Wooden window to the rear. Electric consumer unit to the side wall.

7'7" x 11'11" (2.321 x 3.643)**Landing**

Staircase from the ground floor, large wooden window and loft hatch.

**Bedroom One**

Wooden window to the front. Patio doors leading out to a balcony. Fitted wardrobes with hanging space. Radiator.

15'8" x 11'8" (4.788 x 3.576)**Bedroom Two**

Wooden windows to the front and side. Fitted wardrobes with shelving and hanging space. Radiator

9'5" x 11'8" (2.881 x 3.563)**Bedroom Three**

Wooden window to the rear. Radiator.

7'8" x 11'8" (2.351 x 3.576)**Bathroom**

Three piece suite comprising of a large walk in shower with an electric shower unit, 'Jack and Jill' style wall mounted sinks and low level flush WC. Part tiled walls. Radiator and opaque window.

11'8" x 7'8" (3.567 x 2.339)**External**

The property is set in a large plot at roughly 1/4 of an acre. It is mainly laid to lawn grounds, with a double garage and driveway from the main road. Parking for numerous vehicles.



DIRECTIONS

Additional Information

Pale Dyke has an agricultural tie. 'The occupation of the house shall be limited to persons employed or last employed in agriculture, as defined in Section 221 of the Town and Country Planning act 1962, or in forestry and the dependents of such persons'.

There will be also be a Clawback/Overage Clause added to the Title on the Completion of a Sale which will restrict the development of the site to one domestic dwelling which includes the existing dwelling or a replacement dwelling. There will be a 25% uplift of any additional development value of the land with a minimum payment of £50,000, if more than one property is constructed. NB: A cash purchase is preferable as due to the clause there may be some difficulty using a mortgage to purchase. For further information, please contact our Thirsk Office on 01845 522680.

Viewings

Opening Hours



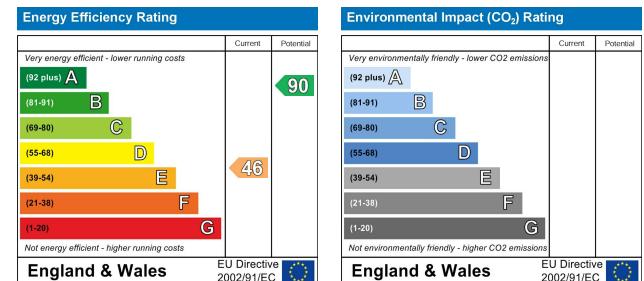


FLOOR PLANS

LOCATION MAP



ENERGY PERFORMANCE GRAPH



VIEWING

Please contact our Thirsk Office on 01845 522680 if you wish to arrange a viewing appointment for this property or require further information.

Joplings Property Consultants

10 North St, Ripon, HG4 1JY
01765 694800
ripon@joplings.com

19 Market Place, Thirsk YO7 1HD
01845 522680
thirsk@joplings.com

www.JOPLINGS.com

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