



18A Topcliffe Road, Thirsk YO7 1RD  
Asking Price £249,995



**JOPLINGS**  
Property Consultants







# 18A TOPCLIFFE ROAD

## THIRSK, YO7 1RD

An exciting opportunity to purchase this Fully Refurbished Mid Terraced Victorian property, located only a short walk from Thirsk town centre and all local shops. The high standard of accommodation comprises Entrance Hallway with original features, Living Room, Dining Kitchen, Master Bedroom with En-suite, Two further Double Bedrooms and Family Bathroom. Outside there is a Private Rear Courtyard.

Viewing is Highly Recommended to appreciate the size and quality of property on offer. CHAIN FREE.

### ENTRANCE

Composite front entrance door gives access into the property.

### ENTRANCE HALLWAY

Timber half-glazed inner door with window light above. Architectural Period Features: Original tiled flooring, coving, and stair case leading to First Floor. Understairs storage cupboard. Radiator.

Door leading to the Rear Courtyard.

### LIVING ROOM

13'9 x 13'1 (to widest point) (4.19m x 3.99m (to widest point))  
UPVC Bay window to Front. Feature fire place. TV point. Fitted carpets. Radiator.

### KITCHEN

10'6 x 11'7 (to widest point) (3.20m x 3.53m (to widest point))  
UPVC window to the Rear. A range of base and wall units in Light Grey with co ordinating marble effect, square edge work surfaces and upstands. White composite sink and drainer. Electric fan oven and electric ceramic hob with telescopic extractor over. Integrated dishwasher. Integrated washer/ dryer. Space for fridge freezer. Gas combi boiler. Luxury wood effect flooring. Recessed lighting. Radiator.

### W.C

UPVC window to the Side. Grey Mist 2 in 1 combined hand wash basin and WC. Luxury wood effect flooring. Recessed lighting. Chrome ladder style towel rail.



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### FIRST FLOOR LANDING

UPVC window to the Rear. Fitted carpets. Radiator.  
Stairs leading to Second Floor with Understairs storage cupboard.

### BEDROOM TWO

11'7 x 10'6 (to widest point) (3.53m x 3.20m (to widest point))  
UPVC windows to the Front. TV point. Fitted carpets. Radiator.

### BEDROOM THREE

12'7 x 11'3 (to widest point) (3.84m x 3.43m (to widest point))  
UPVC window to the Rear. TV point. Fitted carpets. Radiator.

### BATHROOM

UPVC window to the Front. Suite comprises: Panel bath with chrome thermostatic shower over, hand wash basin with matt blue vanity and matching concealed cistern WC. Illuminated LED mirror with demister and shaver socket. Extractor fan. Luxury wood effect flooring. Recessed lighting. Ladder style towel rail.

### SECOND FLOOR LANDING

Storage cupboard and access to television aerial. Fitted carpets.

### MASTER BEDROOM

10'6 x 20'5 (to widest point) (3.20m x 6.22m (to widest point))  
Master bedroom located on the Second Floor. UPVC window to Front and a further Velux window. TV point. Under eaves storage area. Fitted carpets. Radiator.

### EN-SUITE

Suite comprising: Shower cubicle with chrome thermostatic shower, hand wash basin with matt grey vanity and matching concealed cistern WC. Illuminated LED mirror with demister and shaver socket. Extractor fan. Luxury wood effect flooring. Recessed lighting. Ladder style towel rail.



#### OUTSIDE

Rear private Courtyard. Outside store. Two further stores at the end of the yard. Access gate.

#### COUNCIL TAX

TBC

#### SERVICES

Mains Water  
Electricity  
Drainage  
Gas central heating

#### VIEWINGS

All viewings are strictly by appointment through Joplings Property Consultants, please contact the Thirsk office at 19 Market Place, Thirsk. North Yorkshire, YO7 1HD. Telephone: 01845 522680.

#### ADDITIONAL INFORMATION

In accordance with The Estate Agents Act 1979, prospective purchasers please note that the vendor is a relative of an employee of Joplings Estate Agents.

#### OPENING HOURS

Thirsk:  
Mon - Fri - 9am - 5.30pm  
Saturday - 9am - 1pm  
Sunday - Closed

#### JOPLINGS INFORMATION

Joplings is a long established independent practice of Chartered Surveyors, Residential and Commercial Sales & Letting Agents, Architectural Designers, Building Surveyors and Valuers with offices in both Ripon & Thirsk.

## DIRECTIONS

Exit the market place via Westgate and at the mini roundabout go straight over onto Topcliffe Road. The property is located approx 300 yards down on the right hand side - as indicated by the agent's board.

#### A BIT ABOUT THIRSK

Thirsk is a picturesque Market Town which lies in the Vale of Mowbray and is known for its links with James Herriot and is close to Sutton Bank and the Kilburn White Horse.

Thirsk Market Place is at the centre of the town with a variety of local shops and amenities within easy walking distance. It also benefits from a variety of Primary Schools which feed into Thirsk School and Sixth Form College receiving a rating of Good in their latest Ofsted reports.

For those who commute ...

Thirsk has good links for the A1 and A19. For the train, Thirsk benefits from their station in Carlton Minniot, just a couple of minutes from the town with both a local train and a train to London's Kings Cross. For travelling further afield, Leeds Bradford Airport is approximately 51 minutes travelling distance, Teesside International Airport, 32 minutes and Newcastle Airport, 1 hour and 25 minutes.

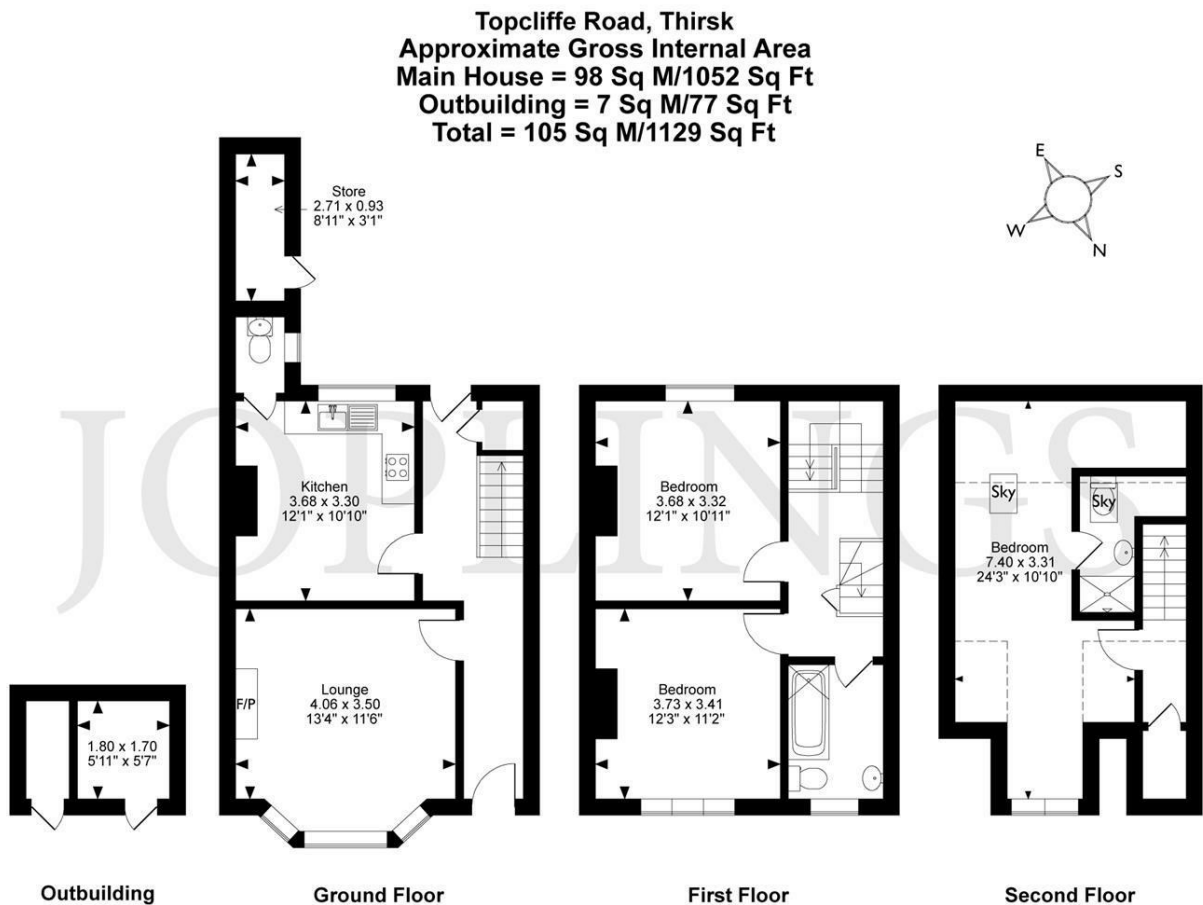








FLOOR PLANS



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

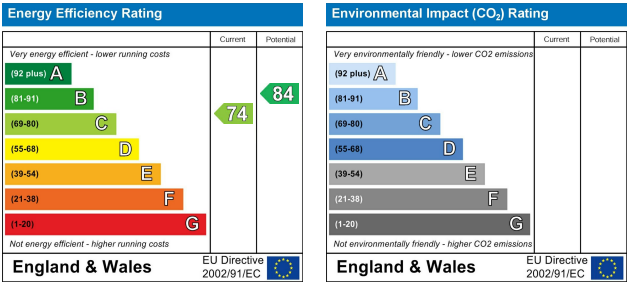
VIEWING

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

LOCATION MAP



ENERGY PERFORMANCE GRAPH



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