



3 Barleys Yard, Thirsk YO7 1PE
Offers Over £200,000



JOPLINGS
Property Consultants



3 BARLEYS YARD

THIRSK, YO7 1PE

We are delighted to present to the market this three bedroom end terrace property situated on a small development close to Thirsk Market Place. The accommodation comprises of a spacious lounge, modern kitchen and bathroom and two good size bedrooms and a further third bedroom/office. To the exterior is a fully enclosed rear patio garden and a single garage with parking for one vehicle in front. The property is offered with no onward chain, and viewing is highly recommended.

Directions

From the Thirsk Office, turn left out of the market place via Kirkgate. Follow the road past the church and take the first right. The house can be found on the right hand side approximately 100m down the road.

Entrance Hall

Timber front entrance door with glazed panel. Stairs to First Floor. Smoke alarm. Heating controls. Panel radiator.

Lounge

12'9" x 14'11" (3.89 x 4.55)

Two wooden double glazed windows to the front. Double radiator. Marble effect fire surround and hearth with inset electric fire with pebble effect. Coving. TV point and BT point. Understair storage cupboard. Glazed door to dining/kitchen.

Dining Kitchen

8'8" x 16'2" (2.64 x 4.93)

Range of shaker style wall and base units with Oak finish with under cupboard lighting and lighting to glass fronted display cabinet. The base units include two corner carousel units. Inset shelf for microwave. Integrated electric double oven and hob with extractor over. Integrated fridge/freezer and washing machine. One and a half bowl sink and drainer with chrome mixer tap and waste disposal unit. Two double glazed windows to the rear. Part glazed wooden double glazed door to rear. Double radiator. Two TV points.

First Floor

Landing

Cupboard with shelving used as an airing cupboard - heater fitted to floor level. Loft access with drop down ladder - part boarded and with additional insulation and light. TV aerial in the loft.



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Master Bedroom

9'11" x 10'11" (3.02 x 3.33)

Double glazed window to the front. Single radiator. Fitted wardrobes to one wall with feature mirror fronts. One wardrobe door conceals a walk in wardrobe. TV point also concealed in the wardrobes. BT point.

Bedroom Two

9'4" x 7'11" (2.84 x 2.41)

Double glazed window to the rear. Fitted wall cupboards. Single radiator.

Bedroom Three / Office

8'10" x 6'5" (2.69 x 1.96)

Fitted out as an office with tasteful modern furniture and shelving. Double glazed window to the rear. BT point. Concealed radiator under window.

Shower Room

5'11" x 5'6" (1.80 x 1.68)

Fully tiled shower room with corner shower cubicle with thermostatically controlled shower and sliding door. Pedestal hand wash basin with glass shelf over. Low flush WC. Double glazed opaque window to the side. Two wall mounted mirrors. Chrome wall mounted radiator. Extractor.

Front Garden

Gravelled area enclosed with black metal railings and gate. Paved pathway to the front door. Outside light. Low maintenance bed of green shrub cover.

Rear Garden

Rear enclosed patio area with gate leading to communal garden and brick storage shed.

Garage

16'0" x 8'0" (4.88 x 2.44)

Block and tile construction with up and over door. Concrete floor. No power and light. Marked number 3 to the front.

Additional Information

Council Tax Band D - Hambleton Council.

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.



DIRECTIONS

Opening Hours

Thirsk:

Mon - Fri - 9am - 5.30pm

Saturday - 9am - 1pm

Sunday - Closed

Disclaimer

Joplings Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and Joplings accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

LEASEHOLD

Lease Term - 250 years

Remaining Lease - 227 years

Buildings Insurance £249.71

Ground Rent:- £75

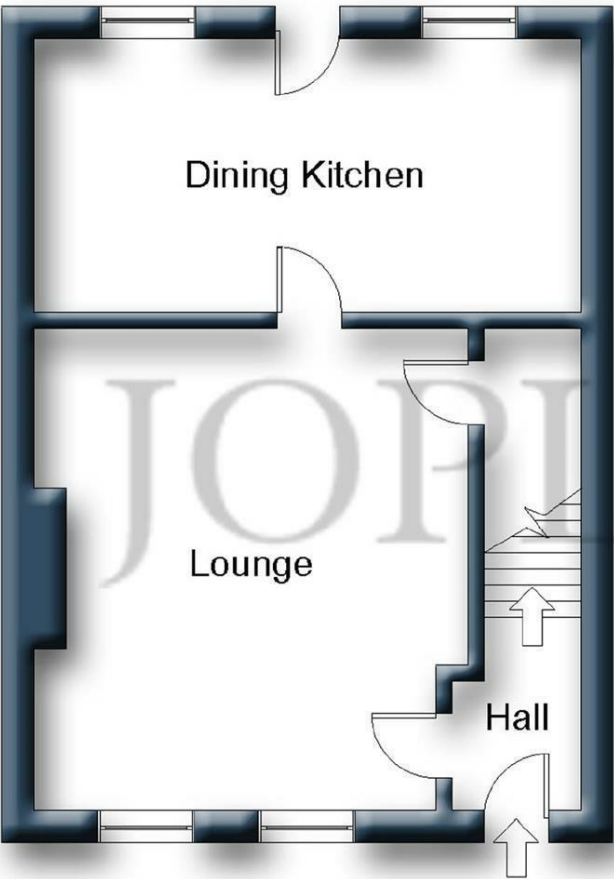
Garden Maintenance- £300

Maintenance Fund-£400

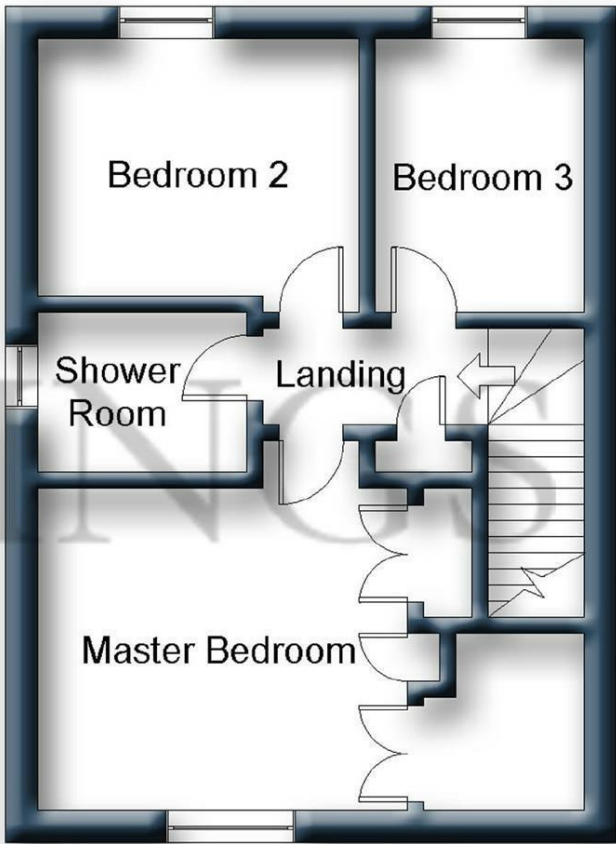
Management Charge £100



FLOOR PLANS



Ground Floor



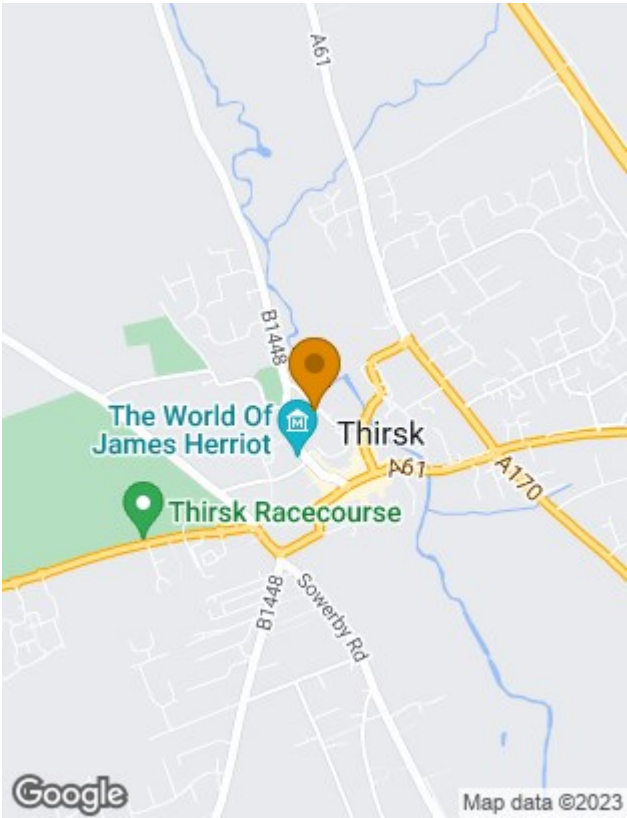
First Floor

Not to Scale.
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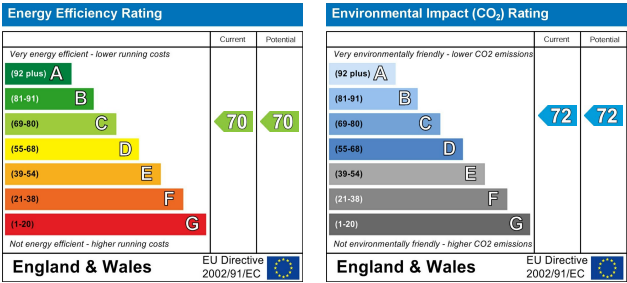
VIEWING

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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