

JOPLINGS

Property Consultants



18a Topcliffe Road, Thirsk, YO7 1RD

Guide Price £235,000

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.

www.JOPLINGS.com

DIRECTONS

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.

ENTRANCE

Victorian style 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

UPVC Bay window to Front. Feature fire place. TV point. Fitted carpets. Radiator.

KITCHEN

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.

FIRST FLOOR LANDING

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

BEDROOM TWO

UPVC windows to the Front. TV point. Fitted carpets. Radiator.

BEDROOM THREE

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

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

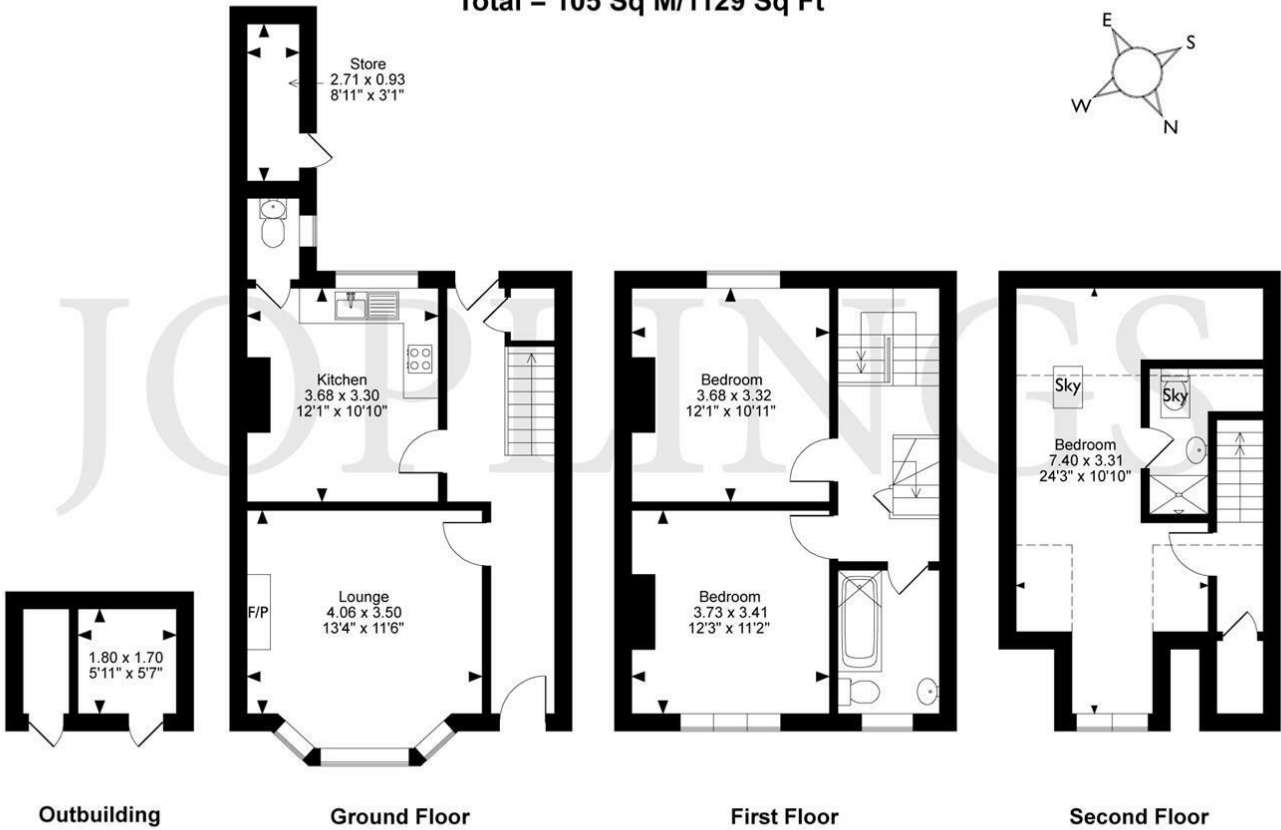
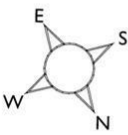
Thirsk:
Mon - Fri - 9am - 5.30pm
Saturday - 9am - 1pm
Sunday - Closed

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.

FLOOR PLAN

Topcliffe Road, Thirsk
Approximate Gross Internal Area
Main House = 98 Sq M/1052 Sq Ft
Outbuilding = 7 Sq M/77 Sq Ft
Total = 105 Sq M/1129 Sq Ft

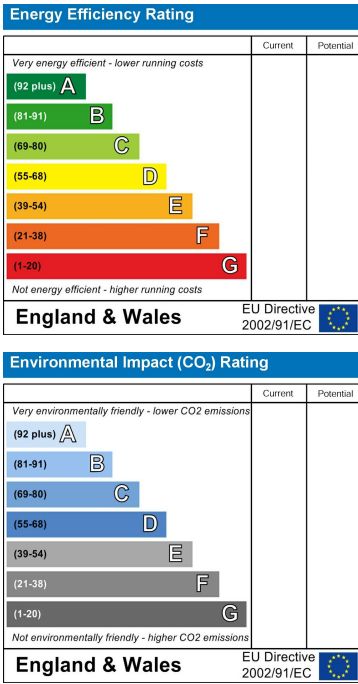


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

AREA MAP



ENERGY EFFICIENCY GRAPH



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

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