



**1 The Village Green**  
Sinderby, Thirsk, YO7 4HY

youngsRPS 

# 1 The Village Green Sinderby Thirsk YO7 4HY

**GUIDE PRICE: £250,000**

A superb end of terrace property located within the picturesque village of Sinderby on the village green. A modern home with a country feel, this home would be of likely appeal to those wanting a village lifestyle but still requiring the nearby commuting links of the A1 motorway and rail links in Northallerton and Thirsk.

- Three Bedroom End Terraced House
- Sought After Village Location
- Garage and Off Street Parking
- Modern Kitchen Diner
- EPC Rating D



**youngsRPS** 

youngsRPS - Northallerton 01609 773004



**DESCRIPTION** An End-terraced home located on the village green in Sinderby, benefitting from a spacious living room and a sage green shaker style kitchen with a range of wall and base units with a wooden work top and an inset ceramic sink. Appliances include an electric range and an extractor over. There is space for a washing machine and a fridge freezer. Upstairs there are three bedrooms and a house bathroom with a white suite and aqua board walls.

To the front there is a lawned area within a hedge boundary and a path leading to the front door. A pedestrian gate leads down the side of the property to the rear garden which is enclosed within a fence boundary and laid to lawn.

**LOCATION** Situated within the village of Sinderby which offers superb commuter links to the A1. The nearby village of Pickhill offers a public house and Chinese takeaway/ restaurant. There is local schooling, shops and leisure facilities are all available within the surrounding area in both Bedale and Thirsk. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate.

**SERVICES** Mains electricity, water and drainage are connected, Oil

tank in the garden fires a oil central heating boiler to radiators and also supplying hot water

**CHARGES** Hambleton District Council Band C.

**VIEWINGS** Viewings are strictly by appointment. Please contact the agent on 01609 773004.

**AGENT'S NOTES** Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D	57   d	
39-54	E		
21-38	F		
1-20	G		

## AWAITING FLOORPLAN

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of these services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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