



## ‘Piha’, School Bank, Middleton Tyas

Offers in the Region of £220,000

Located in the highly regarded and conveniently positioned village of Middleton Tyas, by Scotch Corner, ‘Piha’ is a beautifully presented mid terraced cottage which has been fully refurbished to the highest standards and provides generous living spaces that are complimented by a large South facing garden. To the ground floor there is a character filled living room with a log burning stove and desk area, as well as a quality kitchen with dining space, a utility and a WC. The first floor features two double bedrooms and a well appointed shower room. Externally there is a sizeable South facing garden with a seating area and useful stone stores. Being offered CHAIN FREE, an early viewing is strongly advised.

21 Market Place, Richmond, North Yorkshire, DL10 4QG



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## **Dining Kitchen:**

Accessed through a recently installed stable style door, the kitchen has space for a table and is fitted with a range of quality wall and base units with soft close fittings and complimenting countertops.



Integrated in the units are a gas hob and a recently fitted Neff oven. The floor is tiled and there is a flexible tap fitting, a radiator and a Yorkshire sliding sash window to the front of the property.



## **Utility:**

With useful shelving, plumbing for a washing machine and dishwasher, and a radiator.

## **Cloakroom:**

Fitted with a WC and a wash basin and having a window and a heated towel rail.

## **Living Room:**

A lovely living space which has a window looking out over the South facing garden.



There is a useful study area for those looking to work from home, a radiator, a TV point and a cream coloured log burning stove set into the fireplace.

## **Rear Lobby:**

With a recently installed stable style door.

## **Bedroom:**

The exceptionally spacious main bedroom has two built in wardrobes, with images showing a super king bed. Bright and airy with a view of the garden, the window features custom made Cole & Sons blinds and window seat as well as a radiator.



### **Bedroom:**

A double bedroom with a radiator, loft access and a Yorkshire sliding sash window to the front.



### **Shower Room:**

The very well appointed shower room is fitted with a WC, a wash hand basin set on a stand and a large shower enclosure with a dual headed shower. There is timber panelling to the walls, tiled flooring and a heated towel rail.



### **External**

The property is approached via a set of steps which affords a good deal of privacy. There is a gravelled forecourt garden with useful storage which has the potential to provide a parking space for a small car.



The South facing rear garden enjoys the sun throughout the day and is mainly lawned with mature, well stocked borders. There is a gravelled seating area and two stone garden stores. A path that leads to the end of the terrace for rear access.



### **Additional Information**

The postcode is DL10 6RE and the Council Tax Band is C.

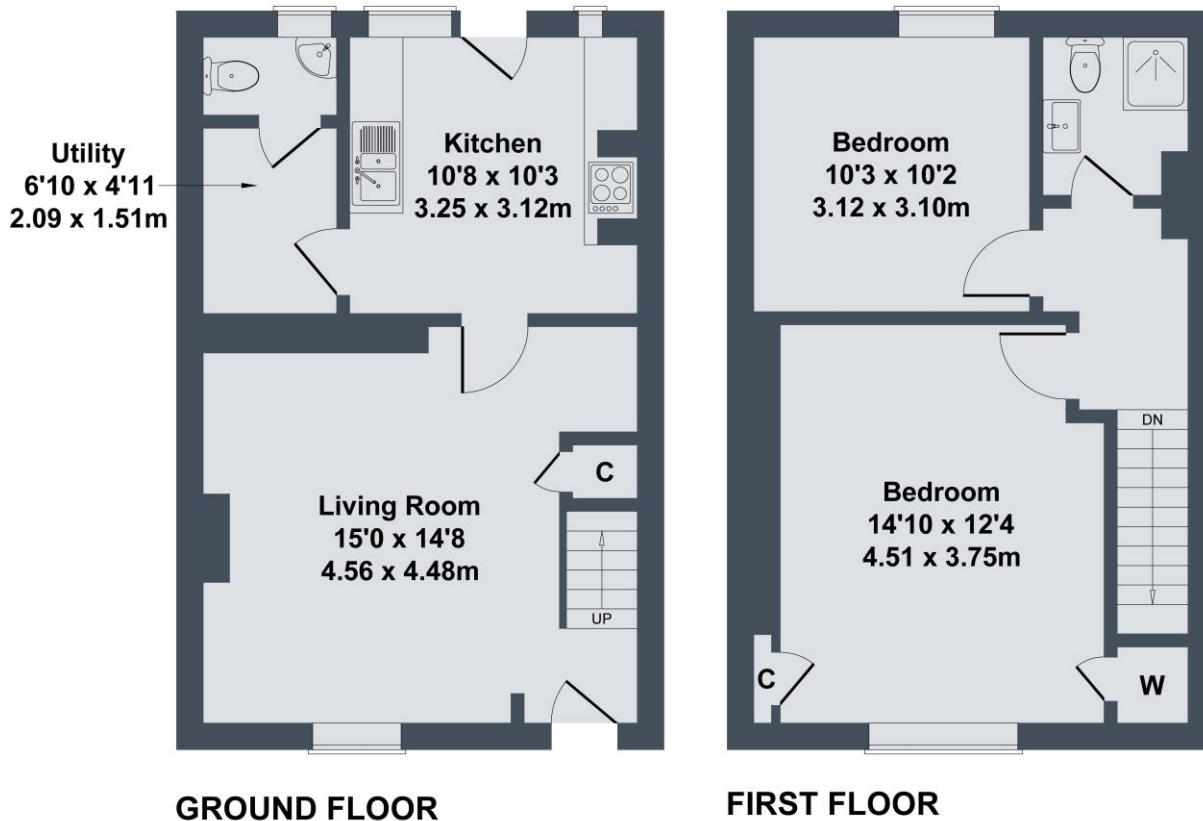
The Worcester gas fired boiler is located in the cloakroom.

The garden furniture is available under separate negotiation.





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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.