



MERIT ESTATES

42 Front Street

Topcliffe, Thirsk, YO7 3RJ



42 Front Street

2 BEDROOM COTTAGE FOR SALE

An opportunity to acquire a charming 2-bedroom cottage located in the desirable village of Topcliffe, close to Thirsk and Ripon, with garden and rear extension.

GUIDE PRICE: £250,000

Property Description:

A charming 2-bedroom cottage located in the heart of Topcliffe. This period property is brimming with character and charm, with exposed timber joists and a large log burner creating a traditional feel.

This property is deceiving in its' size when viewed from the street. It benefits from a rear extension housing a kitchen, utility, WC and home office.

There are two well-proportioned bedrooms upstairs with built-in storage and a bathroom to the rear.

Externally to the rear, there is a well-maintained garden, with outbuildings.

Location:

Thirsk 4.7 miles | Ripon 7.8 miles

Topcliffe Village is an extremely conveniently located village, between the A1 and A19, providing excellent connectivity with the rest of Yorkshire and beyond.

Local Amenities:

Village Shop & Post Office, Church, Pub, Village Hall, GP Surgery.

NEAREST STATION:

- Thirsk Station - 3.5 miles

NEAREST SCHOOLS:

- Topcliffe CofE Academy - 0.2 miles
- Queen Mary's School - 0.7 miles
- Alanbrooke Academy - 1.7 miles
- Dishforth Church of England Voluntary Controlled Primary School - 2.1 miles

Property Detail:

2 bedrooms, bathroom, living room, dining room, ground floor WC, home office, rear enclosed garden, outbuildings.

Services:

The property benefits from mains electricity, mains water, mains gas and mains sewage.

Council Tax Band: Band C | North Yorkshire Council

Energy Performance Certificate: D

Viewings:

Viewing is strictly by appointment only through the agent's office: 01423 209036 | jeanette@merit-estates.co.uk

Burdens and Covenants:

The property is sold subject to all existing burdens, covenants, rights of way, easements, quasi-easements, rights and wayleaves; whether mentioned in these Particulars or not. Prospective Purchasers are expected to satisfy themselves of such rights prior to purchase through their own enquiries.

Legal:

The Consumer Protection from Unfair Trading Regulations to give a fair overall description of the property.

All measurements are approximate. Any services commented upon have not been tested by the Agents and Prospective Purchasers are expected to satisfy themselves of their condition prior to purchase.

Floor Plans:



Ground Floor

First Floor

Estimated internal floorspace of 82 sqm

Approximate Room Dimensions:

- Living Room – 4.31m x 3.69m
- Dining Room – 5.34m x 2.27m
- Kitchen – 3.26m x 2.74m
- Utility – 1.5m x 1.74m
- Ground floor WC – 0.86m x 1.74m
- Office – 1.73m x 2.74m
- Bedroom 1 – 4.31m x 2.48m
- Bedroom 2 – 2.84m x 2.27m
- Bathroom – 1.89m x 2.51m



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Particulars prepared: May 2024 / Photographs taken: May 2024



Total extent of plot



Living Room



Dining Room



Kitchen



Office



Ground Floor WC



Bedroom 1



Bedroom 2



Bathroom



Utility Room



Rear Courtyard



Rear Enclosed Garden



Rear Garden, Looking Back Towards House



Brick Outbuilding