



The Forge, Middleton Tyas, North Yorkshire, DL10 6QY.



Located in the desirable village of Middleton Tyas which lies in North Yorkshire a **THREE BEDROOM STONE BUILT END OF TERRACE** which was formerly the village forge and dates back to pre 1700. Needless to say the forge, as it was known, has been brought into the 21st century having been sympathetically improved yet still retaining much of its 'cottage character'. The improvements have included the installation of gas central heating (rads) together with sealed unit double glazing. A new kitchen has been installed, the bathroom/w.c. which is to the first floor has a corner bath and spa facility. It is most certainly a property worthy of an early internal inspection. There are open beamed ceiling, log burning stove to the lounge and a pretty little snug to the rear of the property. There are manageable gardens to the side which have been beautifully stocked and maintained which are approximately South facing thus gaining a good deal of the Summer sun. The property also comes with a detached garage/workshop.

ASKING PRICE - £329,000



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Middleton Tyas is a pretty village in North Yorkshire which can be found just off the A1(M). It is mostly stone built and the older part of the village is picturesque and very sought after. The village has good amenities including a village store and a very good public house which has an excellent reputation for local beers and good food.

In brief the accommodation comprises: entrance vestibule, lounge, dining room, kitchen/breakfast room, snug, ground floor cloakroom/w.c./utility, three bedrooms to the first floor, bathroom/w.c., gardens to the rear and a detached garage.

ENTRANCE VESTIBULE:

With hand made cupboards.

LOUNGE: 13'5x19'2 (4.09m x 5.84m)

Situated to the rear with two double glazed windows with window seats, an attractive open beamed ceiling, three wall lights, storage cupboard, an impressive fireplace together with a wood burning stove and two double central heating radiators.

DINING ROOM: 7'7x15'1 (2.31m x 4.60m)

Situated to the rear with a double central heating radiator, double glazed window, double glazed French doors opening onto the rear garden, fitted cupboards and an open beamed ceiling.

KITCHEN/BREAKFAST ROOM: 9'7x20' (2.92m x 6.10m)

Situated to the front with an excellent range of wall and floor units with laminate top work surfaces also including a 'magic corner' providing good storage, double central heating radiator, a range cooker together with cooker hood, fridge and freezer, delft rack and part tiled walls.

SNUG: 9'9x6'7 (2.97m x 2.01m)

With a double glazed window, electric fire and hearth and a double central heating radiator.

GROUND FLOOR CLOAKROOM/W.C./UTILITY: 10'9 x 6'7

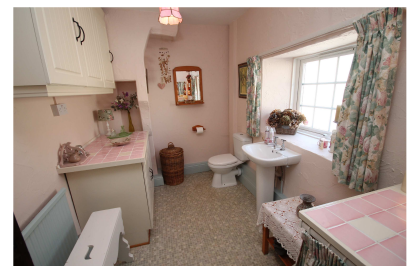
Situated to the front with plumbing for an automatic washer, low level w.c., pedestal wash hand basin, double glazed window, central heating radiator and a range of wall and floor units.

INNER HALL:

With an attractive open plan staircase with spindle balustrade and an under stairs storage cupboard.

FIRST FLOOR LANDING:

With double glazed window.



BEDROOM ONE: 13'x18' (3.96m x 5.49m)
Situating to the front with two double glazed windows, built in storage cupboard and central heating radiator.

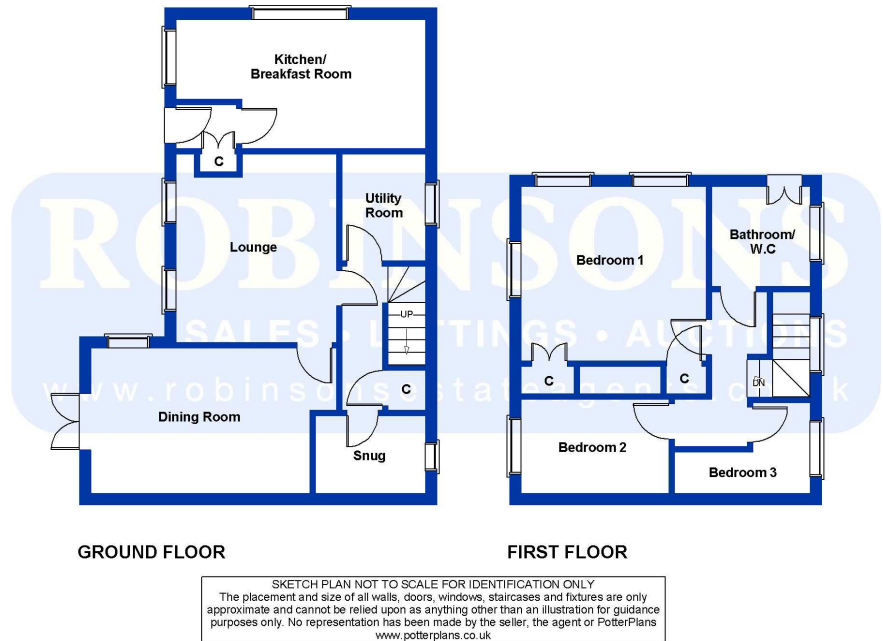
BEDROOM TWO: 7'8x14'9 (2.34m x 4.50m)
Situating to the rear with a central heating radiator and two wall lights.

BEDROOM THREE: 6'9x10' (2.06m x 3.05m)
Situating to the rear with a double glazed window and central heating radiator.

BATHROOM/W.C. 11'9 x 7'9
Combined with a corner bath with spa fitting, pedestal wash hand basin and low level w.c., double glazed window, shower attachment and screen, central heating radiator and cupboard containing a gas boiler (combination style) providing central heating and domestic hot water.

EXTERNALLY:

The property occupies a prominent site within the village and has manageable gardens to the rear comprising of astro turf grass, borders, shrubs and patio/seating area. The gardens are approximately South facing thus gaining a good deal of the Summer sun. There is a detached garage with an up and over door, light and power. The garage is large enough to accommodate a workshop area also. The small gardens to the front and side are mainly flower beds.



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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.