

St James Green, Thirsk YO7 1AH



Guide Price £148,500

**** SUPERBLY PRESENTED 2 BED PERIOD COTTAGE **** Living room/dining area with cast iron stove | Modern breakfast kitchen with integrated appliances | Two double bedrooms | Fabulous spacious bathroom with roll top bath and separate shower cubicle | Popular location close to town centre

This period end terraced cottage is situated in a sought after location on St James Green close to the town centre and local amenities. The property comprises of a living room/dining area and breakfast kitchen on the ground floor. Stairs to the first floor landing provide access to two double bedrooms and a spacious bathroom.

The property benefits from gas central heating and uPVC double glazing. The property was restored and sympathetically renovated a few years ago to include new external rendering, damp proof course, and gas central heating.

A footpath from the pavement leads to the front door. There is a grass area in front of the property, which is council owned.

The Accommodation

Living Room/Dining Area

5.22m (17'2) x 3.67m (12'0) (max)

Solid oak front door with small leaded light panel window opens into living room. Feature recess fireplace housing cast iron wood burning stove on slate hearth with wooden beam mantle over. Beamed ceiling. uPVC double glazed windows to front and side elevations. Door opening into under stairs storage cupboard providing ample storage. Wall mounted cupboard housing fuse box and electric meter. Window seat housing gas meter. Radiator. Telephone point. Door from living room into,



Breakfast Kitchen

3.31m (10'10) x 2.63m (8'8)

Fitted in a range of off white Shaker style base and wall mounted units with beech effect worktops. Ceramic sink with drainer and mixer tap. Built-in electric oven with 4 ring electric hob and stainless steel extractor hood over. Built-in fridge/freezer. Built-in automatic washing machine. Built-in dishwasher. uPVC double glazed window to rear elevation. Recessed ceiling lights. Radiator. Wood effect flooring.



First Floor Landing

Stairs from dining area lead to first floor landing. Access to roof space, which is fully boarded and houses gas fired combi boiler. Separate panelled doors leading into,

Bedroom One

3.64m (11'11) x 2.75m (9'0)

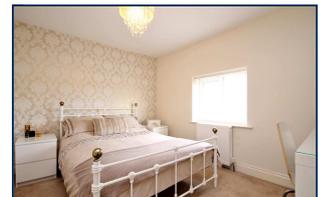
uPVC double glazed window to front elevation. Radiator.



Bedroom Two

3.3m (10'10) x 2.69m (8'10)

uPVC double glazed window to rear elevation. Radiator. Feature wall.



Bathroom

2.77m (9'1) x 2.37m (7'9)

Spacious modern bathroom with four piece white bathroom suit comprising of a roll top bath with telephone style mixer tap; pedestal hand wash basin; low level WC; and large corner shower cubicle with large fixed chrome head shower and separate hand held shower attachment. Tongue and groove panelling to lower half of walls. Radiator. Ladder style heated chrome towel rail. Inset ceiling lights. Wood effect flooring in a 'lime wash' finish. Extractor fan. uPVC double glazed window to rear elevation.



Owner's opinions...

This cottage was our first home and it has been perfect for us to get us onto the property ladder. It had lots of character and is a lovely cosy cottage. Very quiet neighbourhood and had no issues in the 3 years we have lived here. This will make a lovely house for the next owner.



Council Tax Band B

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