





Accommodation

A quaint and characterful cottage, located in a sought after village and offering stunning open views to the rear, enjoyed from the extensive newly refurbished decked terrace.

The property reveals deceptively spacious accommodation, which is neutrally decorated and neatly presented throughout. The property is double glazed and gas central heating is in place.

On the ground floor the main entrance door leads to the cosy living room with a pretty fireplace and open fire, there is a kitchen with a range of modern fitted units and a rear door leading to the terrace. Stairs rise to the first floor and the house bathroom completes the downstairs accommodation, fitted with a modern white suite, including a bath with shower over. To the first floor there are two bedrooms, the main bedroom benefitting from fitted storage and enjoying far reaching views, whilst there is a further good size second bedroom.

Externally the enclosed decked garden is a tranquil haven, enjoying a high degree of privacy and making the most of the views over the river, woodland and countryside beyond. Street parking is available on a first come first served basis to the front of the cottage.

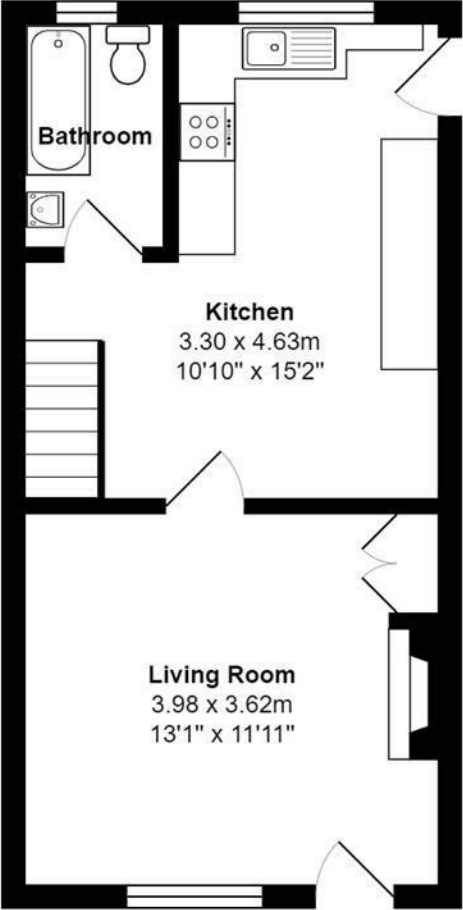
Topcliffe itself offers a number of amenities (including a public house, church, village hall and post office/general store) and ease of access to both Ripon and Thirsk, whilst the property is also ideally placed for commuters, with quick access available to both the A1(M) and A19, whilst Thirsk train station is only a short drive away, with east coast mainline access to York and London.

Sold with no onward chain, the cottage is sure to be of interest to a range of buyers, not least those looking for a second home or holiday let. An early viewing is advised to appreciate the unrivalled views on offer and to avoid disappointment.

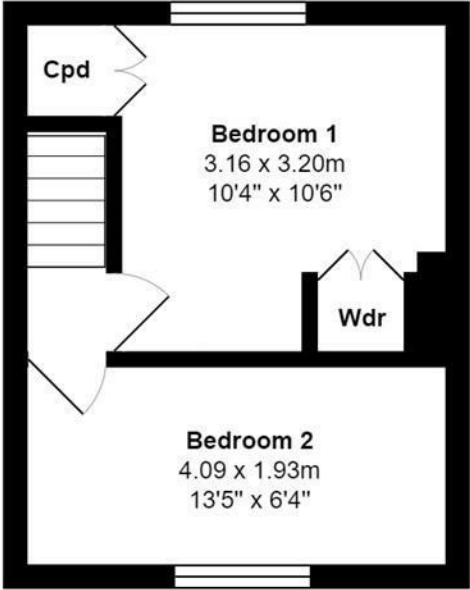




Floorplan



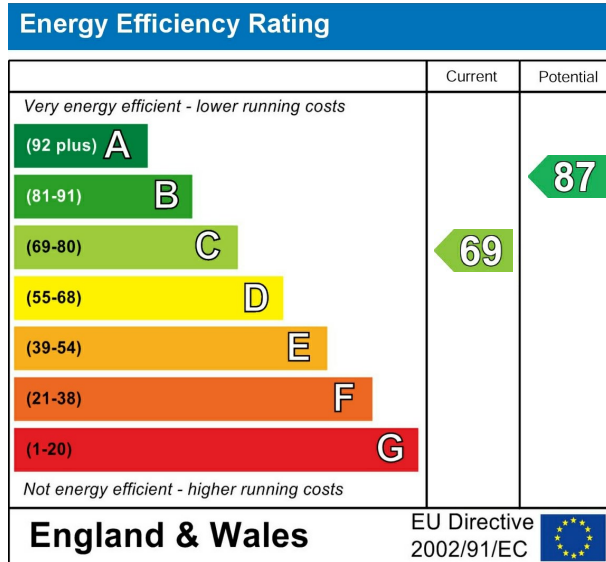
Ground Floor



First Floor



EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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