







## **Accommodation**

An immaculately presented three bedroom end terraced cottage, nestled in the charming and highly sought after Barleys Yard development, whilst also offering a handy central location.

The property enjoys a lovely open aspect to the front, whilst it offers both a private courtyard garden and further stunning communal gardens, offering a woodland setting and views of the church. The cottage also boasts both a garage and allocated parking space, making it ideal for a range of purchasers.

On the ground floor the main entrance door leads to the entrance hall, with stairs rising to the first floor. The good size living room offers lovely views, under stairs storage and a fireplace with electric fire. The kitchen/diner is again a good size, offering an extensive range of modern units and integrated appliances, whilst also housing the gas central heating boiler and having access to the private courtyard garden. To the first floor there is a landing, with a storage cupboard and access to the part boarded loft. The main bedroom offers a range of fitted wardrobes, including a deep over stairs cupboard, whilst also enjoying woodland views. There are two further bedrooms and a modern fully tiled shower room completes the layout.

Stepping outside, there is a small low maintenance front garden, with wrought iron fencing and access to the front door. Vehicle access leads to the garage and driveway parking, whilst pedestrian access leads to the enclosed private courtyard garden, which attracts a lot of sunshine and makes a great entertaining area. The courtyard is again low maintenance, whilst a brick built store provides further storage. There are further meticulously maintained communal gardens, whilst access is also available to an area of woodland, enjoying views of the church and proving a lovely area to relax and unwind.

Ideally placed for access to the centre of Thirsk, a vast array of amenities are available on the doorstep, whilst countryside walks and transport links are readily available, including the A1, A19 and Thirsk train station.

This delightful cottage is a must to view, to appreciate the fantastic setting and the quality on offer.



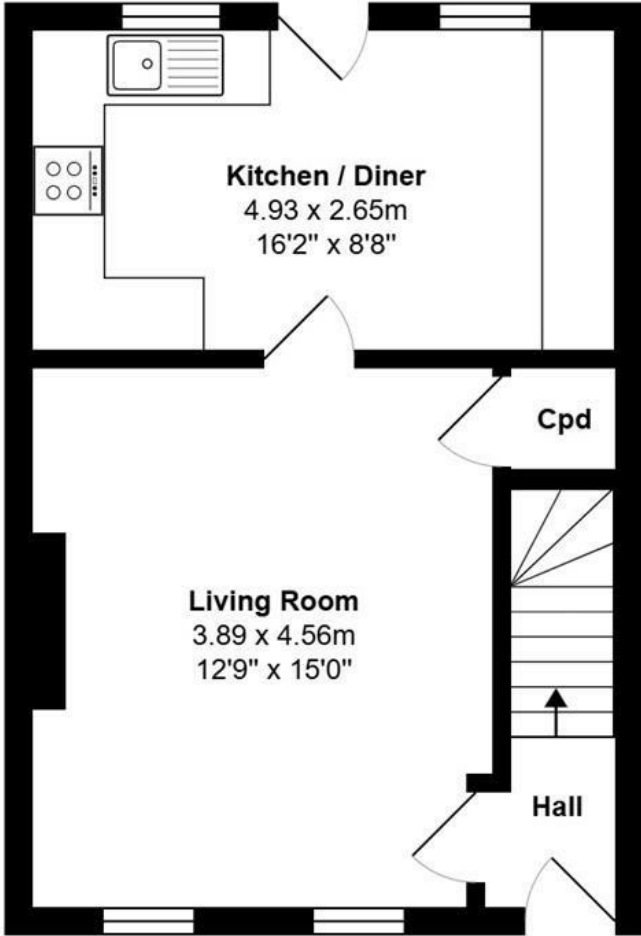




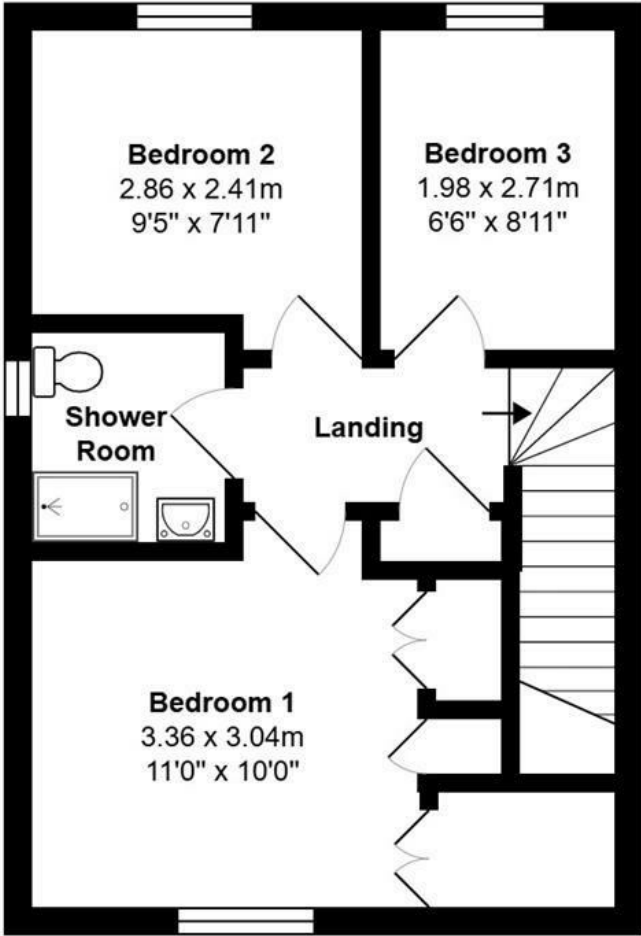




Floorplan



Ground Floor



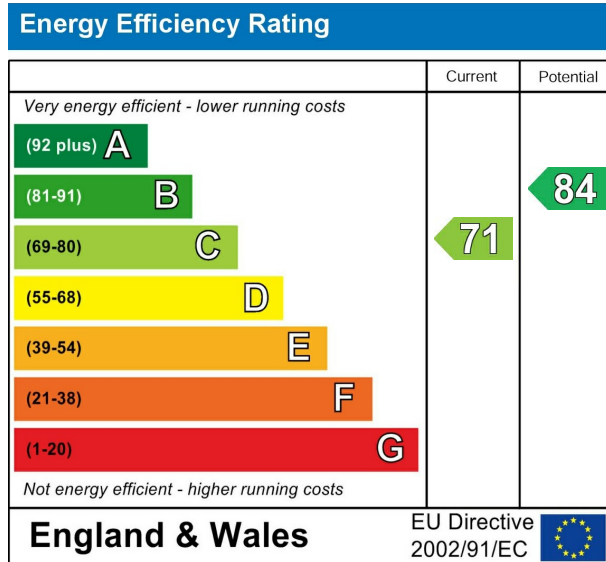
First Floor







EPC



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**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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