



Borrowby Main Street, Thirsk, YO7

£255,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

HouseSimple is pleased to present this property in Thirsk.

Key features:

- Rural
- Fireplace
- character
- location
- features
- history
- Chain free

Extra info:

- **Property Age:** 169 years
- **Council Tax:** Band c (£1380.00 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Street Parking



GUIDE PRICE £255,000- £260,000

A beautiful and characterful cottage in the much sought after village of Borrowby.

This home has been in the same family for over 40 years, there is plenty of character features to admire, from the original doors in parts of the home, along with a beautiful open fireplace. There is also wood panelling and exposed stonework features in numerous rooms.

The current owners are wanting to relocate so are reluctantly selling, they have started doing some updating of areas in the home and recently installed uPVC double glazing throughout the cottage.

This property would be exciting and rewarding for the right buyer, and would definitely fit the criteria of a 'Forever Home' with all the space and charm that is on offer in abundance.

The accommodation briefly comprises;

Front Entrance Hall - 1.30m x 2.29m (4'3" x 7'6") - Timber front entrance door with half glazed leaded window. Original tiled floor. Door to Lounge. Open to Dining Area.

Lounge - 4.23m x 3.12m (13'11" x 10'3") - UPVC window to the front. Original wooden latch door to staircase to First Floor. Open fire set in marble inset with hand carved timber surround and marble hearth. Timber panelling to fireplace wall. TV point. Original brass light switches.

Dining Area - 2.60m x 4.49m (8'6" x 14'9") - UPVC window to the side. Exposed timber floor. Feature timbers to walls. Original door to understairs cupboard with shelving. Ceiling beam. Step up into -

Kitchen - 5.63m x 2.82m (18'6" x 9'3") - Wooden tile effect flooring to half and stone flooring to half. Wood painted base units with tiled worksurfaces. Composite single sink and drainer with mixer tap. Belling Double

painted base units with tiled worksurfaces. Composite single sink and drainer with mixer tap. Belling double oven. Electric Belling hob with Creda extractor over with tiled wall behind. Plumbing for washing machine. Space under worktop for fridge and freezer. Electric storage heater. UPVC windows to the rear and stable door to rear garden. Ceiling beams. Feature stone wall and painted wooden panelling to one wall.

First Floor -

Landing - Electric storage heater. Smoke alarm. Loft access. Storage cupboard housing hot water tank. An area to the rear suitable as office space measuring 1.41m x 2.83m with electric storage heater and UPVC double glazed window to the rear.

Bedroom One - 2.84m x 4.09m (9'4" x 13'5") - UPVC windows to side and rear. Electric storage heater. Feature stone wall. TV point. Sloping ceiling.

Bedroom Two - 3.46m x 2.83m (11'4" x 9'3") - UPVC window to the front. Ceiling beam. Storage area with hanging space and shelving.

Bedroom Three - 3.46m x 2.83m (11'4" x 9'3") - UPVC window to the front.

Bathroom - 1.86m x 2.64m (6'1" x 8'8") - UPVC window to the side. Half tiled walls. Panelled bath. Low flush WC. Pedestal hand wash basin. Feature beam.

Outside -

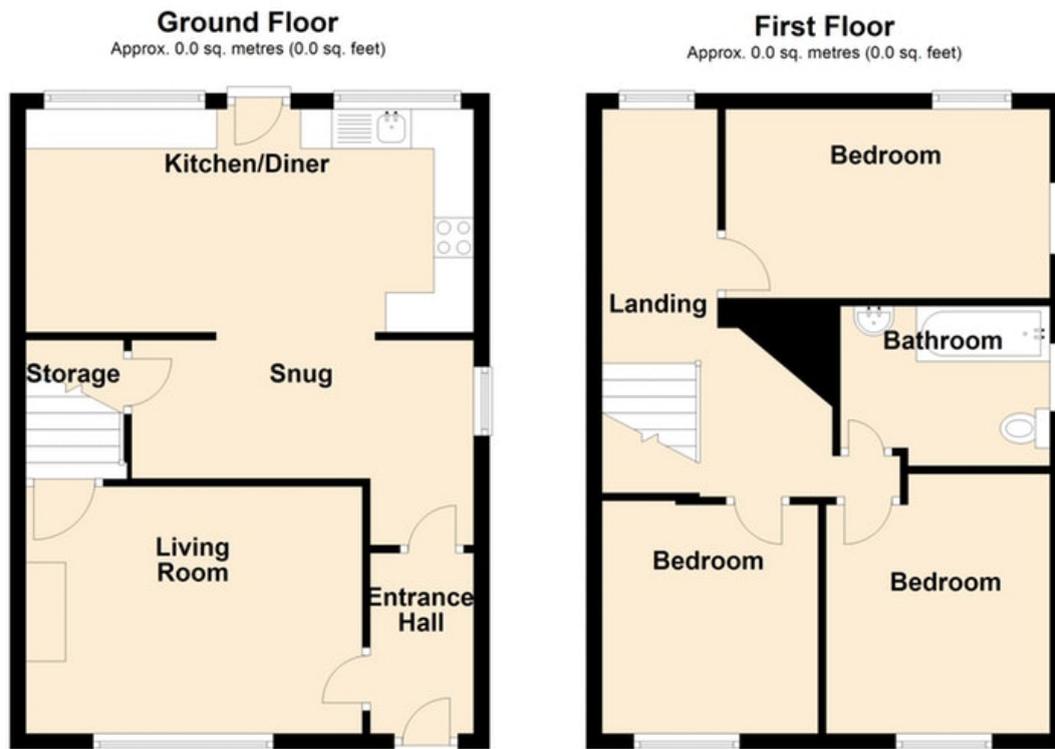
Front Area - Sloping grass lawn with steps to the side leading to front door. Side pathway avoiding steps giving access to front door. Gravelled seating area under the front window. Pebble dashed porch with open front. Flagged pathway to side with metal gate to front.

Rear Garden - Flagged patio area. Four outbuildings of various construction. Extensive lawn with low feature stone wall to side and timber fencing. Stone pond. Established shrubs and plants. Outside lighting and outside tap.

Services - Mains Water
Electricity
Mains Drainage
Electric central heating

You really need to walk around this home to fully appreciate all that it has to offer, so do not hesitate and book yourself a viewing today!

Floor plan:



Ground Floor
Approx. 0.0 sq. metres (0.0 sq. feet)

First Floor
Approx. 0.0 sq. metres (0.0 sq. feet)

Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate 

Clyde Cottage, Borrowby, THIRSK, YO7 4QP

Dwelling type: Semi-detached house	Reference number: 0901-2812-7989-9022-2745
Date of assessment: 22 August 2012	Type of assessment: RdSAP, existing dwelling
Date of certificate: 22 August 2012	Total floor area: 101 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,936
Over 3 years you could save	£ 804

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 174 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> <p style="font-size: 8px; text-align: center;">You could save £ 804 over 3 years</p> </div>
Heating	£ 3,234 over 3 years	£ 2,649 over 3 years	
Hot Water	£ 465 over 3 years	£ 309 over 3 years	
Totals	£ 3,936	£ 3,132	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: 8px;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; font-size: 8px;"> <tr><td style="background-color: #4caf50; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #8bc34a; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #ffc107; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #e91e63; color: white;">(1-20) G</td></tr> </table> <p style="font-size: 8px;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center; font-size: 8px;"> <tr> <th style="background-color: #0070c0; color: white;">Current</th> <th style="background-color: #0070c0; color: white;">Potential</th> </tr> <tr> <td style="font-size: 24px; font-weight: bold;">50</td> <td style="font-size: 24px; font-weight: bold;">69</td> </tr> </table>	Current	Potential	50	69	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A													
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Current	Potential												
50	69												

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Draught proofing	£80 - £120	£ 84
2 Low energy lighting for all fixed outlets	£25	£ 48
3 Fan-assisted storage heaters	£1,500 - £2,000	£ 357

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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