





Accommodation

A beautifully presented three bedroom end-terraced cottage, occupying a highly sought after village location, enjoying a lovely outlook over the village green and revealing an extended layout, good size gardens and a single garage.

Sinderby itself offers fantastic commuter links, including ease of access to the A19 and A1M, plus a nationwide rail network, with a train station approximately five miles away. A range of amenities are available close by, served by the neighbouring villages and also Thirsk, which is just a few miles away.

On entering the property, there is an entrance hall with stairs rising to the first floor, cosy living room with log burner and under stairs storage cupboard, plus an open plan kitchen/diner, fitted with a range of modern units, some appliances and patio doors leading to the rear garden. Rising to the first floor, there is a landing with loft access and airing cupboard, a well-proportioned main bedroom enjoying views over the green, two further bedrooms, one is fitted with shelving as it is currently used as a dressing room, whilst the part tiled family bathroom completes the upstairs layout, fitted with a white suite, including a bath with shower and glazed screen over.

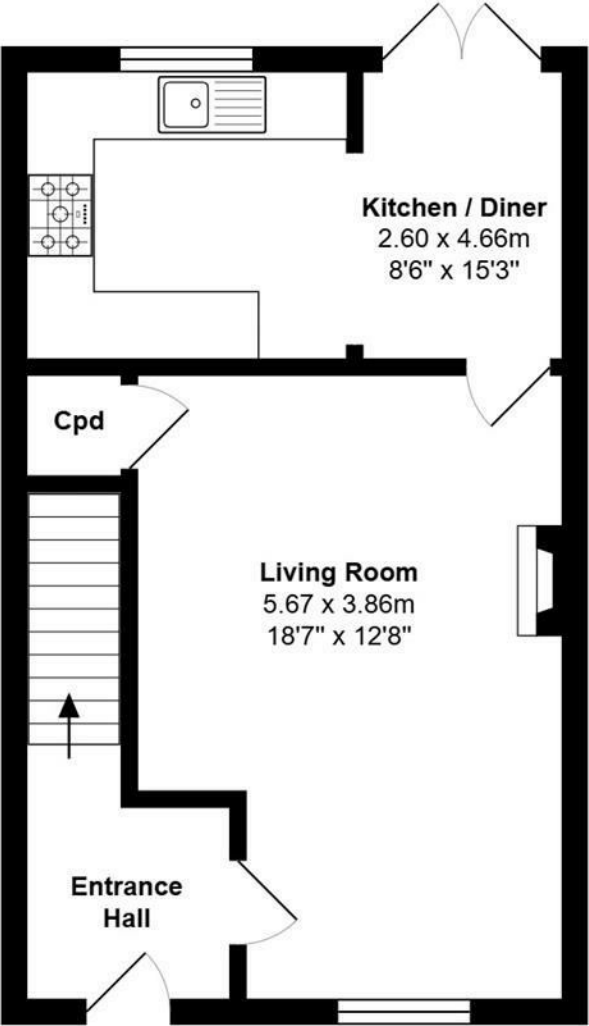
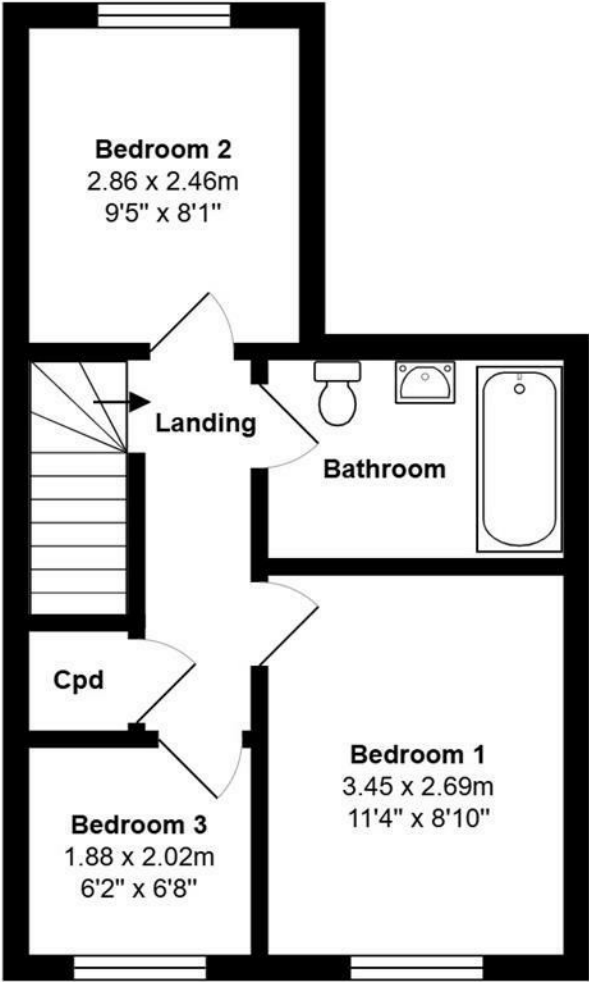
Externally, the front garden is mostly laid to lawn with hedge borders and paved pathway leading to the front door. A gate gives access to the rear garden which is a good size and again mostly laid to lawn, with fenced boundaries. A single garage to the rear of the property provides further handy storage. The property also benefits from oil central heating and double-glazing throughout.

Properties in this price bracket are rare to market in this sought after village, an internal inspection is essential to appreciate the accommodation on offer.



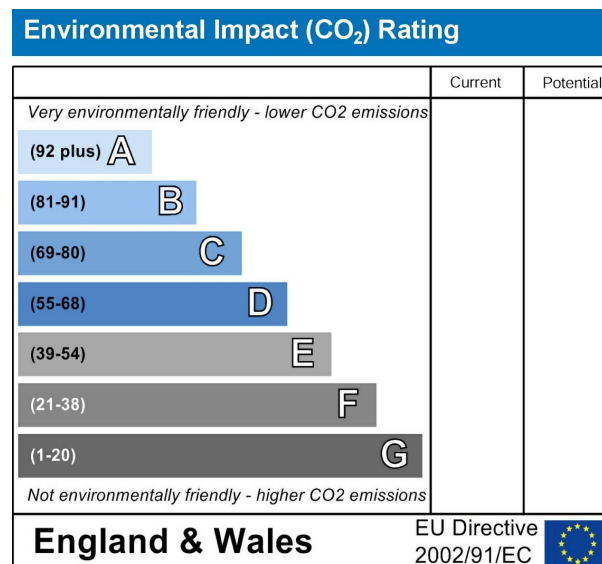
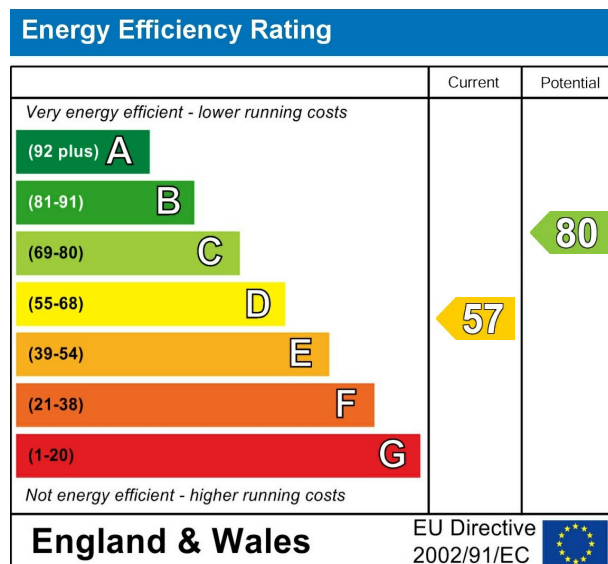


Floorplan





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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