



Sycamore Close Baldersby, Thirsk
Asking Price £395,000

LINLEY &
SIMPSON



3 Sycamore Close Baldersby, Thirsk, North Yorkshire, YO7 4ED

A well-presented three-bedroom semi-detached house, situated in the sought-after village of Baldersby.

This attractive home provides approximately 1,480 sqft of accommodation, to the ground floor features is a welcoming entrance hall, a generous sitting room with a separate snug, and an impressive dining kitchen. Further to the kitchen is a useful utility room and downstairs WC complete the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, including a spacious master bedroom suite, together with a dressing area and an en-suite shower room. Further to the first floor is the family bathroom.

Baldersby is a small, picturesque village in North Yorkshire, situated approximately six miles west of Thirsk and five miles north-east of Ripon, along the A61. Surrounded by attractive countryside, the village has a peaceful, rural character and a close-knit community. Local features include a pilates studio, a cricket ground and a children's play area. The village benefits from easy access to local amenities, and transport links to the nearby A1M and A59.

Externally parking is available to the front of the property, and the property has a low maintenance paved garden, with mature shrubs and a gravelled patio area complete with a summerhouse.

Early viewing is highly recommended to fully appreciate the space and versatility this property has to offer.

- Tenure: Freehold
- Services: The property has an air source heat pump, electricity, water, and mains drainage all confirmed to be in working order on the time of inspection.
- Broadband and Mobile Coverage: Please check Ofcom for availability.
- Flood Risk: See Gov.uk website.
- Planning Permission: None in the immediate area
- EPC Rating: B
- Council Tax Band: D











Score	Energy rating	Current	Potential
92+	A	88 B	100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sycamore Close, Baldersby, YO7

Main = 136.3 sq m / 1467 sq ft
Limited Use Area = 1.2 sq m / 13 sq ft
Total = 137.5 sq m / 1480 sq ft

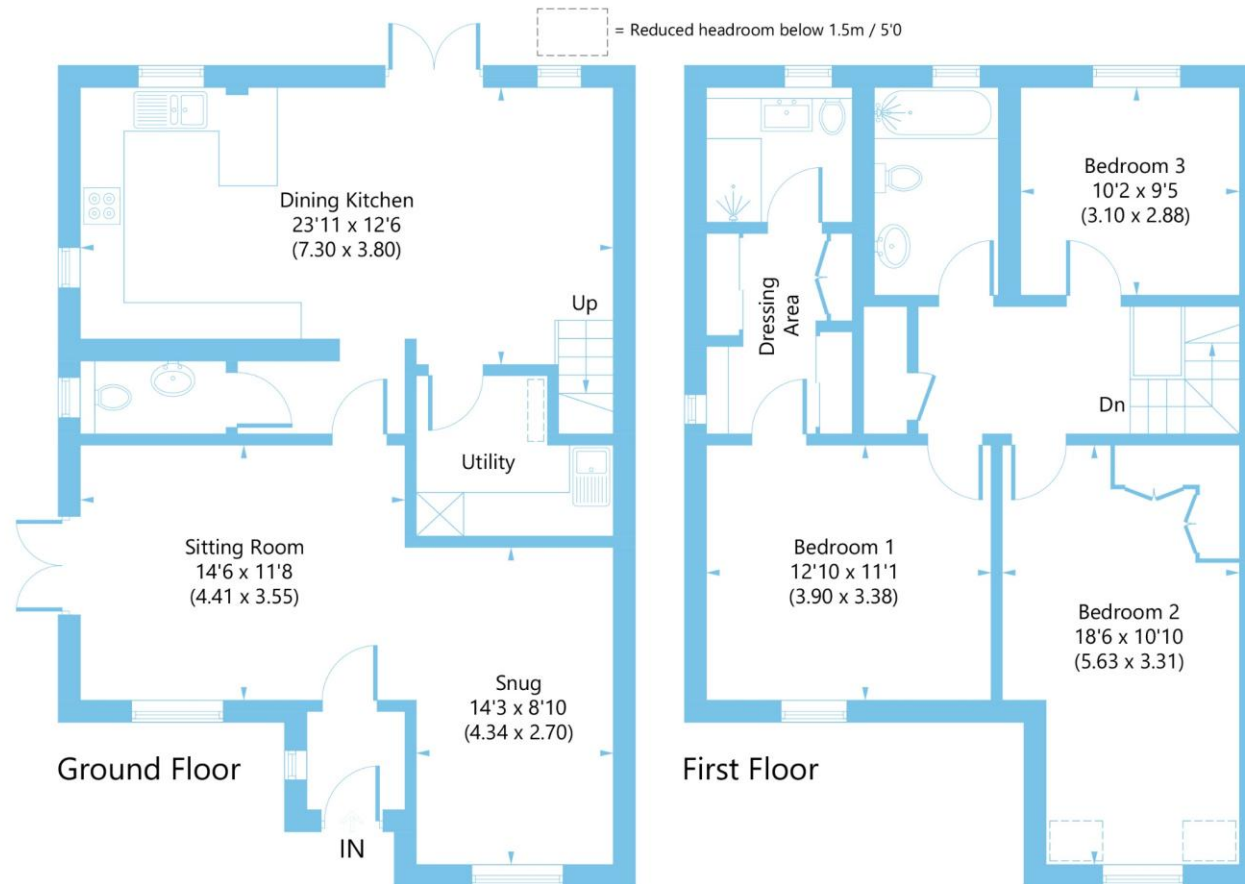


Illustration for identification purposes only, measurements are approximate,
Pursuant to RICS property measurement standards
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IMPORTANT: We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.
Floorplan and measurements – All measurements are approximate and not to scale. For illustrative purposes only.



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