



2 CHURCH VIEW, FELIXKIRK, THIRSK
£275,000

Carter Jonas

FELIXKIRK, THIRSK, YO7 2DP

THIS ATTRACTIVE TWO-BEDROOM SEMI IN SOUGHT-AFTER FELIXKIRK COMBINES VILLAGE LIVING WITH EXCITING POTENTIAL FOR FUTURE IMPROVEMENT

A delightful two-bedroom semi-detached cottage in the idyllic village of Felixkirk, combining immediate charm with clear scope for future improvement.

The accommodation includes two reception rooms, a kitchen, and a ground-floor bathroom, with two bedrooms and a separate WC upstairs. To the rear lies a private enclosed garden. Practical as well as full of potential, the home includes the benefit of allocated parking accessed from the back.

Felixkirk is a picture-perfect North Yorkshire village, surrounded by rolling countryside yet just a short drive from Thirsk and its mainline rail station. The village is highly sought after for its peaceful setting, sense of community, and easy access to walks, bridleways, and the North York Moors beyond.

Of particular note, planning permission has already been granted for a rear extension (ref: ZB23/01333/FUL). This offers buyers the opportunity to enhance the accommodation further, creating a more substantial home in one of the area's most desirable villages.

Material Information:

Tenure: Freehold

Heating: Oil-fired central heating

Drainage: Public sewer

Water: Mains

Broadband: Check with Ofcom

Mobile signal: Check with Ofcom

Parking: Allocated space to the rear



TENURE Freehold

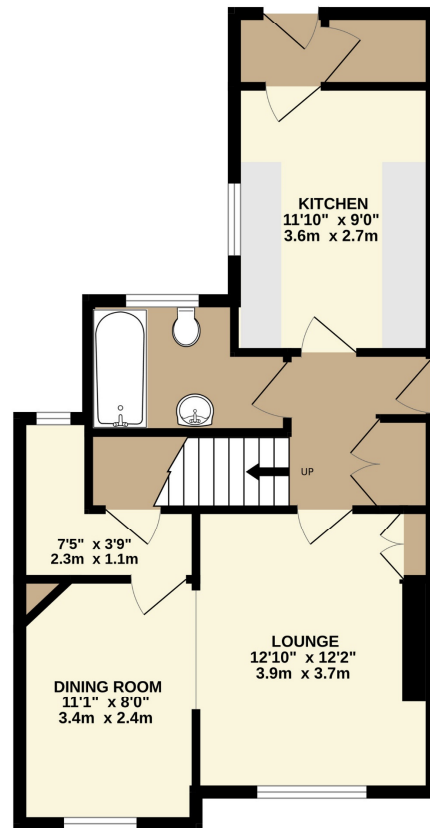
LOCAL AUTHORITY

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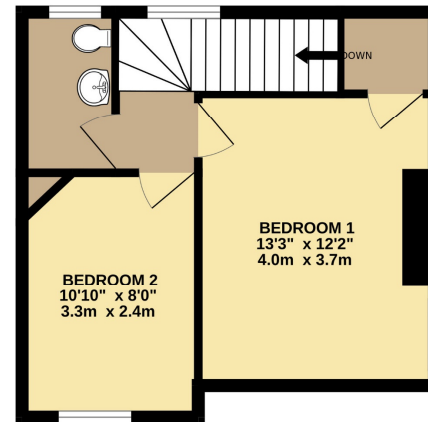




GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
322 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

York 01904 558200

york@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
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Classification L2 - Business Data