

NOVE

20 Barleys Yard, Thirsk

Thirsk

Guide Price £200,000



# 20 Barleys Yard

Thirsk, Thirsk

Brimming with charm and character, this delightful two-bedroom semi-detached house blends period features with modern comfort, creating a truly inviting home. Step through the private entrance and admire the classic brickwork, setting the tone for the warmth that awaits inside. The spacious open-plan living area is bathed in natural light from generous, dual aspect windows and features exposed wooden beams, a decorative fireplace. The living space flows seamlessly into a bright dining area.. Upstairs, two tranquil bedrooms each showcase stunning exposed beams, large windows, with the primary offering a large built in storage area. The bathroom combines rustic beams with a contemporary walk-in shower and decorative glass, balancing traditional charm with modern practicality.

The kitchen is a hub of functionality and style, boasting a modern integrated oven, gas hob, ample cabinetry, and easy-care tiled flooring, all illuminated by sunlight streaming through the window above the sink. Outside, the appeal continues with off-road parking, a spacious garage, and a private, charming garden space that offers a quiet spot to sit and relax.

The property has clearly been well maintained, with the boiler replacement occurring in 2023, the electrics being updated and certified in 2025 and the double glazed timber windows replaced in 2022.

The expansive, mature, communal gardens are complete with lush lawns, vibrant flower beds, mature trees, and thoughtfully landscaped pathways - ideal for enjoying the serene surroundings with views of Thirsk Hall and St. Marys Church providing a picturesque backdrop.

Council Tax band: C

Tenure: Leasehold





### Living Room

16' 8" x 17' 11" (5.08m x 5.46m)

The spacious, L shape living room benefits from dual aspect windows, flooding the room with an abundance of natural light. The property is neutrally decorated and an electric stove sits beneath a wooden mantle adding a cottage feel to the convenience of the Gas Central Heating. The room is designed to accommodate a dining area.

### Kitchen

6' 7" x 9' 2" (2.00m x 2.79m)

The kitchen, set to the rear, through an open arch way has a range of base and wall units and houses a washing machine, electric oven, gas hob and a Worcester Bosch, mains gas boiler, replaced around three years ago.

### Bathroom

5' 6" x 6' 11" (1.68m x 2.10m)

### Bedroom One

10' 3" x 13' 5" (3.13m x 4.08m)

This Bedroom benefits from a double glazed window looking out to the garden. With beams ceiling and neutral decor, this light room also has a large, built in closet.

### Bedroom Two

7' 5" x 10' 10" (2.26m x 3.31m)

The second bedroom houses a single size bed and bedroom furniture but could be utilised as a study if required. With characterful beams to the ceiling.



## COMMUNAL GARDEN

Beyond the private garden, accessed via a gate, is the beautifully maintained communal gardens. The large area is made up of lawn, with a pathway and benches through, covered with mature trees and plants.

## GARDEN

the private, gated cottage garden offers ample space to sit and enjoy the peaceful nature of Barleys Yard. the space is deceptively large and has a range of established shrubs, plants and fruit trees.

## GARAGE

Single Garage

The single garage has power and light, with an up and over door to the front.

## DRIVEWAY

1 Parking Space

a dedicated parking space in front of the garage.





## 20 Barleys Yard

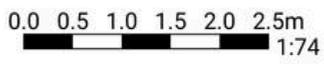
SUBMITTED BY  
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CREATED ON  
17 March 2026

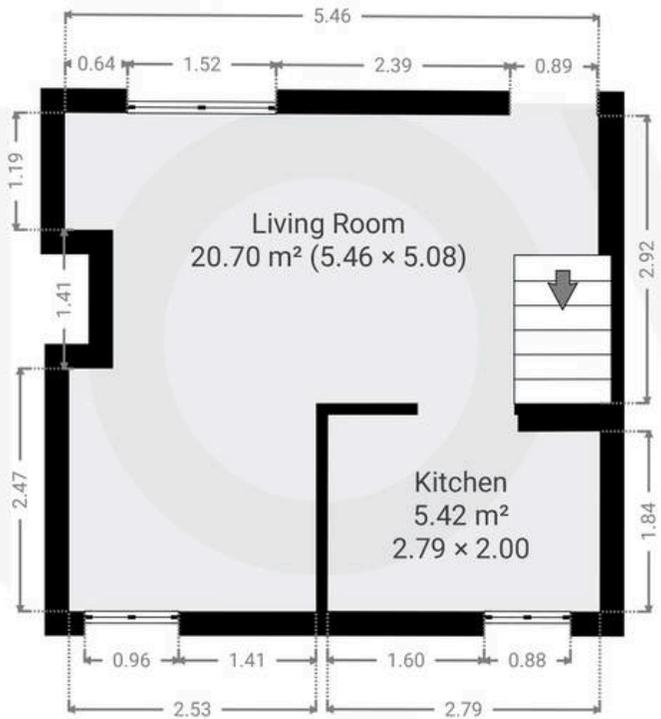
DETAILS  
Total area: 54.12 m<sup>2</sup>  
Living area: 54.12 m<sup>2</sup>  
Floors: 2  
Rooms: 7

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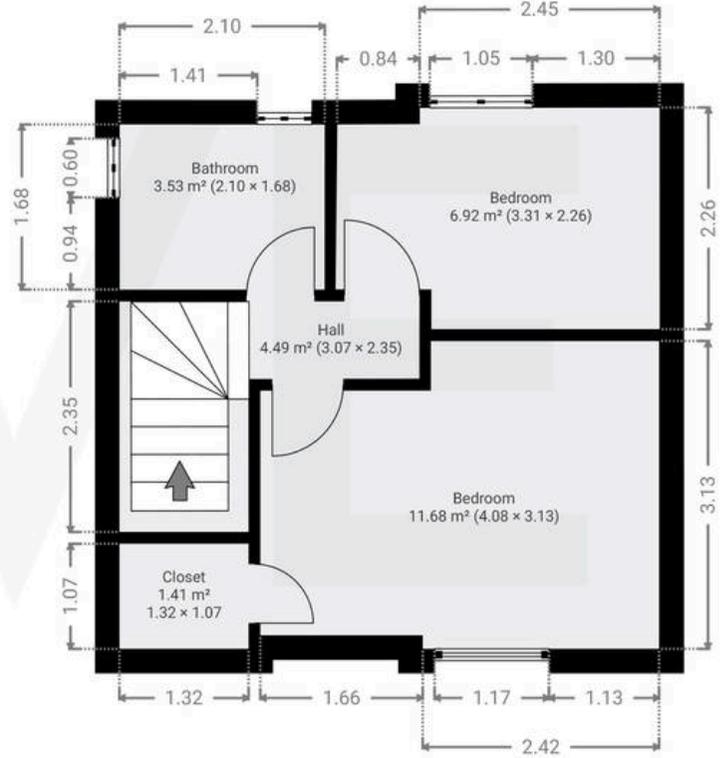
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▼ **Ground Floor** TOTAL AREA: 26.11 m<sup>2</sup> • LIVING AREA: 26.11 m<sup>2</sup> • ROOMS: 2



▼ **1st Floor** TOTAL AREA: 28.01 m<sup>2</sup> • LIVING AREA: 28.01 m<sup>2</sup> • ROOMS: 5



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