



BANK TOP HOUSE CHURCH STREET  
Topcliffe, Thirsk

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# BANK TOP HOUSE CHURCH STREET

Thirsk, YO7 3PA

A superb individual modern detached property positioned centrally in the popular village of Topcliffe. Immaculate throughout with 3 bedrooms and 2 bathrooms, stunning terrace and gardens to the rear with amazing far reaching river views.

## ACCOMMODATION

- Immaculate contemporary detached house
- Three bedrooms and Two bathrooms
- Open plan living dining kitchen
- Snug with vaulted ceiling
- Fabulous decked veranda with amazing river views
- Gated off street parking for numerous vehicles
- Perfect for professional couples
- Popular village with fantastic amenities



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## Situation and Amenities

Topcliffe is an accessible village with a wide range of amenities including a post office with village store, two pubs, a doctor's surgery, a church, a village hall the well-renowned Crab & Lobster Restaurant and Crab Manor and the recently refurbished Angel Inn.

The charming town of Thirsk offers further shops and supermarkets, a variety of restaurants, pubs and cafés and a bustling market square.

The area is well served by schools for children of all ages. Topcliffe has a primary school, while independent schooling is available at Queen Mary's School, Cundall Manor, Aysgarth and Ripon Grammar School.

The area is well connected by road, with the A61 providing easy access to the A1, while Thirsk's mainline station, six miles away, provides services towards York and onwards to London Kings Cross, in under 2.5 hours.

There are many walks in the surrounding area, along the River Swale as well as in the Yorkshire Dales and North Yorkshire Moors, both within easy reach.





### Bank Top House

Bank Top House offers an unique opportunity to purchase an individual energy efficient detached dwelling. Beautifully presented throughout the property offers modern contemporary accommodation in a stunning position with far reaching river views enjoyed from a large glazed veranda. The home is ready to move in and in genuine turn key condition, and would suit a variety of purchasers from professional couples to investors looking for a top end holiday home.

Briefly comprising:- Entrance hall, cloakroom/w.c, large open plan living/dining/kitchen with bifold doors leading to the veranda, delightful dual aspect snug with vaulted ceiling.  
First Floor:-Master Bedroom with built in storage and ensuite shower room, two further bedrooms and house bathroom.

### Outside

A delightful block paved driveway leads through modern sliding access gates to the gravelled parking area. To the rear of this is an oak framed and slate roofed store and entertaining area. To the side of this and rear of the house is a modern decked veranda with glazed balustrade making the most of the stunning views over open countryside and the River Swale.



### The Appeal of our Home - The Owners' Insight

The absolute highlight for us without a doubt is the privacy and view from the rear of the property. There's nothing better than relaxing on the veranda and taking in the ever-changing seasonal landscape. We also appreciate that the house is very low maintenance and energy efficient.

### Services and Other Information

All mains services are connected to the property.

### Local Authority and Council Tax Band

Hambleton District Council

Council Tax Band E

### EPC

Rated B

### Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

### What3Words

///scrubbing.mashing.repair

### Viewings

Strictly by appointment with GSC Grays 01423 590500

### Disclaimer

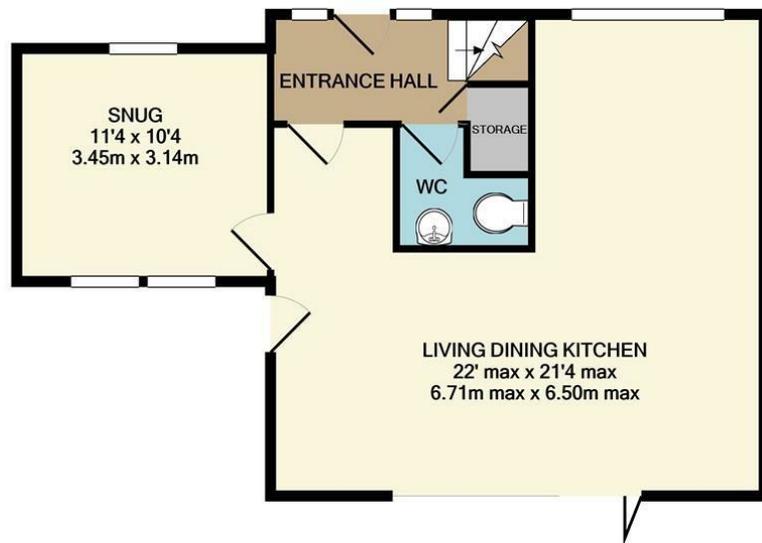
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

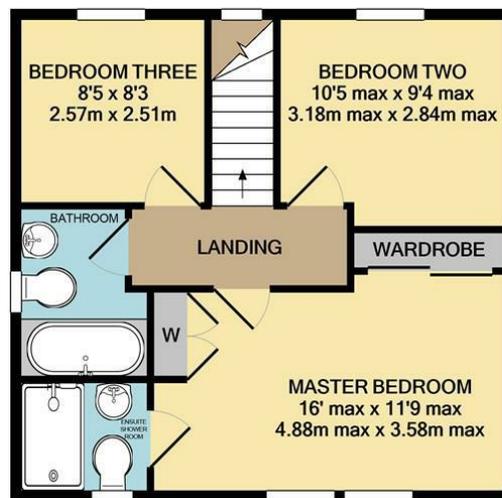
### Particulars and Photographs

Particulars written - November 2025

Photographs taken - October 2025



GROUND FLOOR  
APPROX. FLOOR  
AREA 585 SQ.FT.  
(54.4 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 469 SQ.FT.  
(43.5 SQ.M.)

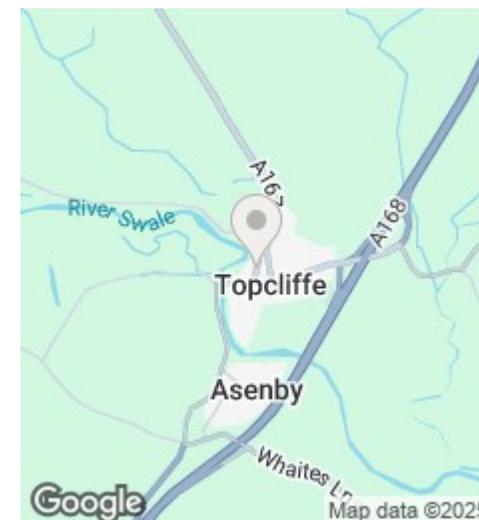


TOTAL APPROX. FLOOR AREA 1054 SQ.FT. (97.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(92 plus) A		81	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**DISCLAIMER NOTICE:**

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