

# HUNTERS<sup>®</sup>

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## St. James Green

Thirsk, YO7 1AF

Asking Price £210,000



Council Tax: B



# 17 St. James Green

Thirsk, YO7 1AF

Asking Price £210,000



A charming stone-built end of terraced house standing on the popular and sought-after St. James Green in Thirsk offering easy access to the town centre and local road links.

The immaculate property offers a reception room with inset electric stove, a beautiful fully fitted kitchen with integrated oven, fridge and space/plumbing for dishwasher and washing machine, two spacious double bedrooms, downstairs fully tiled and fitted bathroom, outside is a delightful rear paved patio and landscaped garden with open aspect views. The property is fully double glazed with wooden sash windows.

The property is ideal for first time buyers and investors as the property has currently been run as a successful holiday rental.

## Lounge

11'6" x 14'4" (3.51 x 4.37)

Accessed via a period four panel door, and with an inset electric stove, stripped wood floor. A wooden farmhouse style door leads into the kitchen and turning stairs to the first floor. Feature display arch with stone lintel. Window to the front elevation.

## Kitchen

9'11" x 10'11" (3.02 x 3.33)

Fully fitted with contemporary wall and floors units with complementary worktop over. Built under single oven with ceramic hob over. Built-in fridge, space and plumbing for washing machine and dishwasher. Stainless steel sink with swan necked mixer tap, tiled floor and walls. Door to rear lobby. Window to the side.

## Hallway

Doors to the bathroom and rear garden .

## Bathroom

Fully tiled and fitted with a three piece in white comprising bath with shower over. low flush WC and pedestal hand basin. Window to rear elevation.

## Bedroom One

11'3" x 11'4" (3.43 x 3.45)

Double room with window overlooking St James Green.

## Bedroom Two

9'11" x 10'11" (3.02 x 3.33)

Twin room with useful built-in storage cupboard and window to the side aspect.

## Cellar

9'11" x 12'2" (3.02 x 3.71)

Cellar providing useful storage

## Garden

The rear garden has been carefully landscaped to create a peaceful space to enjoy the outdoors. Exiting the property you step onto a paved area with elevated views of the surrounding countryside, from here there is gated access to the public footpath. Gated steps lead into the fully enclosed garden space with wooden fencing to boundary, the lawned garden with flower borders lead to the attractive pergola set over a deck, beyond this is a gravelled and paved seating area.



## A Google Map snippet showing a location marked with an orange pin. The pin is situated on a road labeled 'Ridge St'. To the right of the pin, a road is labeled 'A61'. A light blue line, likely representing a river or canal, runs along the left side of the map. The Google logo is visible in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

A map of the Thirsk Racecourse area. The map shows several roads: A61 running vertically, B1448 running diagonally from the top left, A170 running diagonally from the bottom right, Sutton Rd running horizontally, and Newsham Rd running horizontally. A green circular marker is located near the intersection of A170 and Sutton Rd. The text 'Thirsk' is centered, and 'Thirsk Racecourse' is written below it. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.

### St. James Green, Thirsk, YO7

Approximate Area = 760 sq ft / 70.6 sq m  
Shed = 19 sq ft / 1.8 sq m  
Total = 779 sq ft / 72.4 sq m  
For identification only - Not to scale

**Basement**  
12'2 (3.71)  
x 9'11 (3.02)

**Bedroom 1**  
11'4 (3.45)  
x 11'3 (3.43)

**Bedroom 2**  
10'11 (3.33) max  
x 9'11 (3.02)

**Reception Room**  
14'4 (4.37)  
x 11'6 (3.51)

**Kitchen**  
10'11 (3.33)  
x 9'11 (3.02)

**Garden**  
Approximate  
84'9 (25.87)  
x 13'4 (4.06)

**Shed**

**LOWER GROUND FLOOR**  
APPROX FLOOR  
AREA 11 SQ M  
(118 SQ FT)

**FIRST FLOOR**  
APPROX FLOOR  
AREA 25.6 SQ M  
(276 SQ FT)

**GROUND FLOOR**  
APPROX FLOOR  
AREA 34 SQ M  
(366 SQ FT)

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecon 2022. Produced for Hunters Property Group. REF: 804197

Please contact our Hunters Thirsk Office  
on 01845 440044 if you wish to arrange a viewing appointment for this  
property or require further information.

| Energy Efficiency Rating                    |         |                            | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|---------------------------------------------|---------|----------------------------|-----------------------------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |                                                                 | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |                                                                 |         |                            |
| (92 plus) A                                 |         | 99                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                            |
| (81-91) B                                   |         |                            | (92 plus) A                                                     |         |                            |
| (69-80) C                                   |         |                            | (81-91) B                                                       |         |                            |
| (55-68) D                                   |         |                            | (69-80) C                                                       |         |                            |
| (39-54) E                                   |         | 65                         | (55-68) D                                                       |         |                            |
| (21-38) F                                   |         |                            | (39-54) E                                                       |         |                            |
| (1-20) G                                    |         |                            | (21-38) F                                                       |         |                            |
|                                             |         |                            | (1-20) G                                                        |         |                            |
| Not energy efficient - higher running costs |         |                            | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
| <b>England &amp; Wales</b>                  |         | EU Directive<br>2010/31/EC | <b>England &amp; Wales</b>                                      |         | EU Directive<br>2010/31/EC |

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