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8 Winn Lane, Topcliffe Thirsk YO7 3RP

Brought to the market with no onward chain is this extended, spacious three bedroom end terrace property. The house is in need of some modernisation and sits on a fantastic plot in the well serviced village of Topcliffe, just south of Thirsk. Topcliffe offers two public houses, a primary school, a post office/village shop, a recently improved childrens play area, a church, a village hall and a doctors surgery. Over two floors the accommodation comprises of an entrance hall, a kitchen, a good sized lounge, a further large reception room, a galleried first floor landing, three bedrooms and a bathroom/w.c. To the exterior of the property there is a lawned & gravelled front garden, a large rear garden (accessed over a shared footpath), we also understand the property has access over the doctors car park to park a vehicle to the rear of the house. With the added benefits of gas central heating via a modern boiler, double glazing throughout & no onward chain, viewing is highly advised to appreciate the size, plot & location of the accommodation on offer. EPC D North Yorkshire Council - Tax Band C.

£200,000

LOCATION

Situated on a good sized plot within the village of Topcliffe, overlooking the village allotments. The village offers two public houses, a primary school, a post office/ village shop, a recently improved childrens play area, a church, a village hall and a doctors surgery. Local schools, shops and leisure facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate. The property is superbly located for dog walks.

DIRECTIONS

Leaving Thirsk via the A168 take the first turning into Topcliffe and proceed along the main street. Viewers are advised to park on Winn Lane and continue on foot via the footpath to the front of the properties or through the doctors car park.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With double glazed entrance door to the front elevation, staircase to the first floor and archway to the kitchen.

KITCHEN

16'4 x 8'2 max (4.98m x 2.49m max)

Including a fitted range of wall and base units incorporating rolled edge work surfaces, single bowl sink unit with mixer taps over, integrated electric oven & gas hob, extractor hood & light, plumbing for a washing machine, under counter space for fridge and freezer, boiler, tiled splashbacks, radiator, double glazed windows to the front & rear and double glazed door to the rear.



LOUNGE

16'4 x 12 (4.98m x 3.66m)

With double glazed windows to the front & rear elevations, radiator and loft access.



DINING ROOM

16'4 x 10'11 (4.98m x 3.33m)

With double glazed windows to the front & rear elevations, feature fireplace, television point and radiators.



FIRST FLOOR LANDING

Galleried first floor landing with access to the loft, double glazed window to the rear and radiator.



MASTER BEDROOM

14'2 x 7'11 max (4.32m x 2.41m max)

With double glazed windows to the front elevation, fitted wardrobe, storage cupboard and radiator.



BEDROOM TWO

12'9 x 8'10 max (3.89m x 2.69m max)

With double glazed window to the front elevation and radiator.



BEDROOM THREE

8'1 x 8'1 (2.46m x 2.46m)

With double glazed window to the rear elevation.

HOUSE BATHROOM/W.C

Including a three piece suite comprising of a bath, pedestal wash hand basin, low level w.c., radiator and double glazed window to the rear elevation.

EXTERIOR

FRONT GARDEN

To the front of the property is an enclosed garden with lawned area, gravelled section, planted flowers & shrubs, hedged boundaries and footpath leading to the front door accessed via a gate.



REAR GARDEN

The rear garden is accessed over a shared path to the neighbouring houses. The garden is a great size and is paved with various flower, tree & shrub beds, fruit trees, garden shed, small patio area and fenced & hedged boundaries.



PARKING

We understand the property has access over the doctors car park to park a vehicle to the rear of the house.

VIEWING

Viewing is Strictly By Appointment Only.

MORTGAGE ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

FREE VALUATION

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

FREEHOLD

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.



TOTAL FLOOR AREA: 978 sq.ft. (90.8 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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