



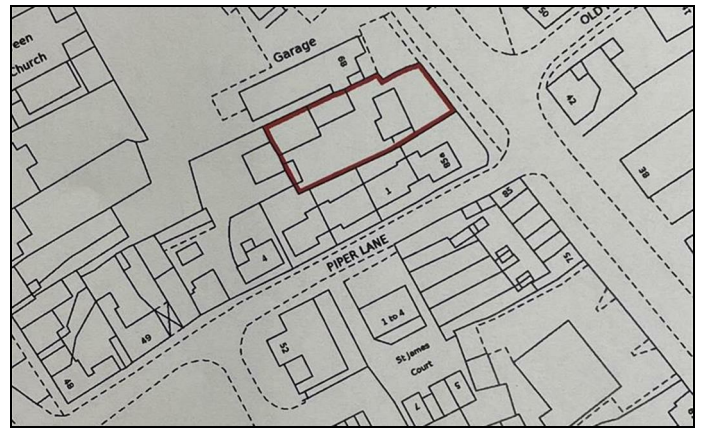
James Winn
Estate Agents

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87 Long Street, Thirsk YO7 1AS

This much loved family home has been in the same family since built and has never before been available on the open market. The house is located in a convenient location within easy walking distance to Thirsk Market Place & other local amenities and is situated on a great sized private plot. Over two floors the deceptively spacious accommodation comprises of an entrance hall with storage cupboard, a large lounge with dual aspect windows, a dining room, a kitchen with large pantry cupboard, a garden room with door to the rear garden, a downstairs w.c, a galleried first floor landing, three bedrooms, a large bathroom and separate w.c.. To the exterior of the property there is a gravelled front garden with extensive lawn, gravelled area & mature flower beds. The property also has a huge workshop in the rear garden which could be used for a variety of reasons. The plot in total is approximately 0.2 acres and if desired could have the development potential subject to necessary planning permissions. With the added benefits of gas central heating, double glazing where stated & no onward chain, viewing is essential to appreciate the size, location, plot and potential of the accommodation on offer. EPC D. Hambleton Council - Tax Band D.

£410,000

LOCATION

Situated on a great size plot within easy walking distance of Thirsk town centre and close to schools. Long Street offers two shops, a fish & chip shop & car garage. Further 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 Leeds, Teesside, York, Harrogate and beyond.

DIRECTIONS

Leaving Thirsk via Millgate, follow St James Green into Stammergate and turn right onto Long Street. At the mini roundabout continue to where the property is located on the right hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With glazed entrance door & adjacent windows to the front elevation, staircase to the first floor, understairs storage cupboard, coving to the ceiling, telephone point and radiators.



LOUNGE

18 x 11'11 (5.49m x 3.63m)

With double glazed windows to the front & side elevations, gas fireplace with surround, television point, coving to the ceiling, ceiling rose, wall lights, glazed doors to the garden room and radiator.



DINING ROOM

11'11 x 10'5 (3.63m x 3.18m)

With double glazed window to the front elevation, glazed window to the side, serving hatch to the kitchen, gas fireplace, ceiling rose, coving to the ceiling and radiator.



KITCHEN

13'4 x 11'11 max (4.06m x 3.63m max)

Including a fitted range of wall and base units incorporating rolled edge work surfaces, single bowl sink unit with mixer taps over, electric cooker point, tiled splashbacks, serving hatch to the dining room, boiler, large pantry cupboard and double glazed windows to the side & rear.



GARDEN ROOM

17'4 x 6 (5.28m x 1.83m)

With double glazed windows to the side & rear elevations, double glazed door to the garden and space & plumbing for a washing machine.



W.C

With low level w.c.

FIRST FLOOR LANDING

Galleried landing with doors to all rooms, loft access, double glazed window to the front elevation, coving to the ceiling, ceiling rose and radiators.



BEDROOM ONE

11'11 x 11'3 (3.63m x 3.43m)

With double glazed window to the front elevation, fitted wardrobes, coving to the ceiling and radiator.



BEDROOM TWO

11'11 x 9'10 (3.63m x 3.00m)

With double glazed window to the front elevation, fitted wardrobes, coving to the ceiling and radiator.



BEDROOM THREE

11'11 x 7'10 (3.63m x 2.39m)

With double glazed window to the rear elevation, fitted wardrobe, coving to the ceiling and radiator.

HOUSE BATHROOM

11'11 x 6'6 (3.63m x 1.98m)

Including a two piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, part tiled walls, radiator, large storage cupboard and double glazed window to the rear elevation.



SEPARATE W.C

With low level w.c, radiator and double glazed window to the rear.

EXTERIOR

PLAN

FRONT GARDEN & DRIVEWAYS

To the front of the property is a good sized gravelled garden with mature flower borders, walled frontage, two driveways both accessed via wooden gates, path leading to the front door, gate to the rear and walled & hedged boundaries. One of the driveways leads to an enclosed car port with up & over door to the front and personal door to the rear.



REAR GARDEN

To the rear of the property is a fantastic sized west facing garden laid mainly to lawn with various rockery flower beds, mature flower, tree & shrub borders, large gravelled section and a variety of outbuildings/storage areas. The plot in total is approximately 0.2 acres and if desired could have the development potential subject to necessary planning permissions.



WORKSHOP

A brilliant sized workshop with light & power, windows to both sides, multiple access doors and large timber doors to the front.



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.

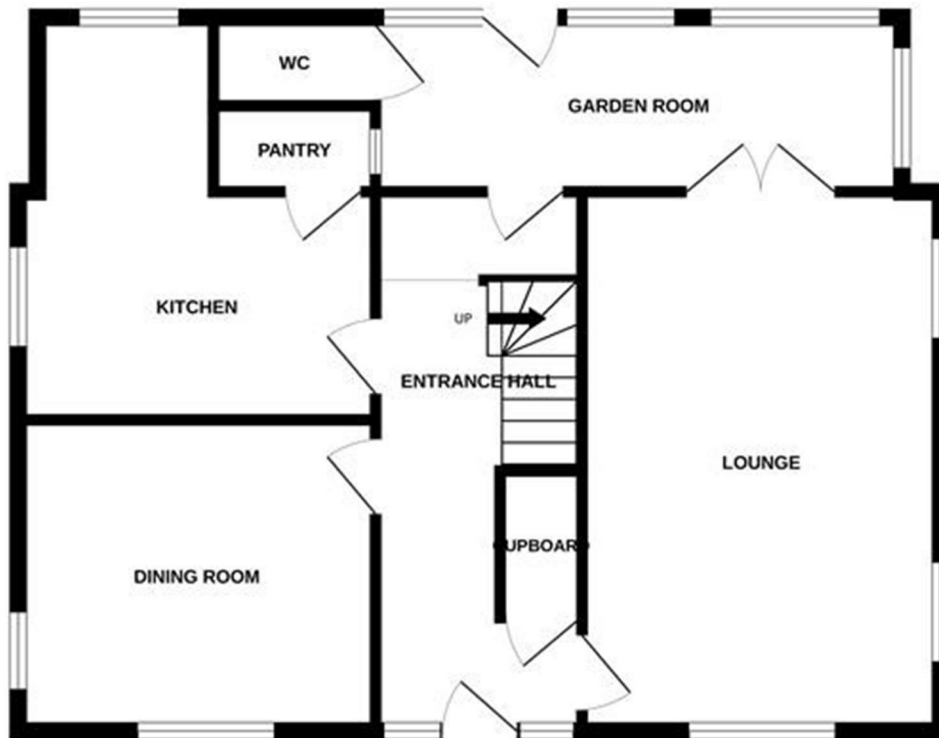
FREE VALUATION

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.

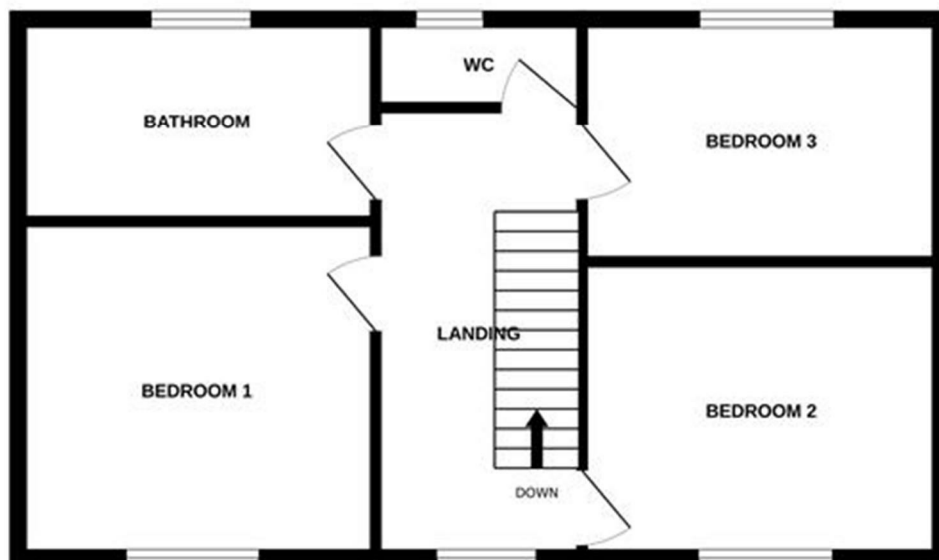
FREEHOLD

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.

GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



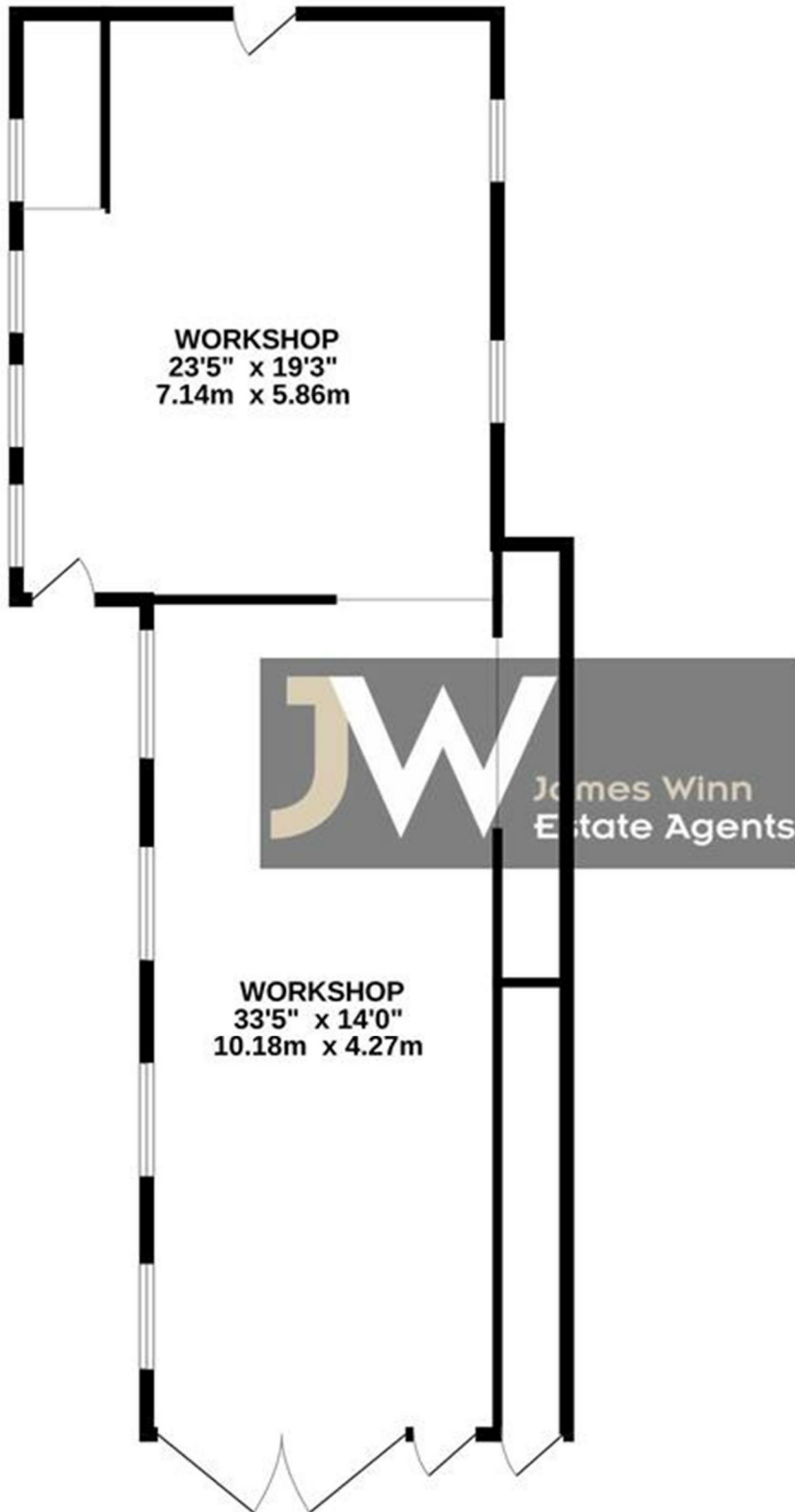
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1ST FLOOR
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.2 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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GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

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