



**James Winn  
Estate Agents**

**Tel: 01845 524488 Fax: 01845 522855**

[www.jameswinn.co.uk](http://www.jameswinn.co.uk)

2 Bakers Alley, 29 Market Place, Thirsk, North Yorkshire, YO7 1HD

[thirsk@jameswinn.co.uk](mailto:thirsk@jameswinn.co.uk)



### **Hazeldene , Rainton Thirsk YO7 3PH**

This period terrace cottage dates back to the 1800's and is located in the sought after, picturesque & quiet village of Rainton which offers a public house and lies between Thirsk & Ripon, with easy access to the A1. Over two floors the charming accommodation comprises of a large lounge diner with log burner & exposed stone & beams, a kitchen with large pantry cupboard, a house bathroom/w.c, a first floor landing, a huge master bedroom and second double bedroom with far reaching views to the rear. To the exterior of the property there is an easy to maintain front garden with walled frontage, a shared rear courtyard, two brick built outbuildings and an allotment style large rear garden. Please note the property roof has been completely renewed and replaced October 2024, the rear garden is set away from the property and is accessed via a shared path. With the added benefits of gas central heating & newly installed double glazing and boiler, viewing is essential to appreciate the charm, location and presentation of the accommodation on offer. EPC D . Harrogate Council - Tax Band C.

**Fixed Asking Price £225,000**

## LOCATION

Situated within the attractive village of Rainton which offers a public house. 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.

## DIRECTIONS

Leaving Thirsk via Topcliffe Road proceed onto the A168 and turn off at junction 49. Take the third exit at the first roundabout, then the second exit at the next and the first exit at the third roundabout. Continue along the road and into the village, proceed past the village green to where the property is located on the left hand side.

## THE ACCOMMODATION COMPRISES

### LOUNGE DINER

14'9 x 13'5 (4.50m x 4.09m)

With double glazed entrance door & window to the front, log burner, exposed beams & stone walls, spotlights, storage cupboard and radiator.



## KITCHEN

12'1 x 8'10 max (3.68m x 2.69m max)

Including a fitted range of base units incorporating rolled edge work surfaces, single drainer sink unit with taps over, integrated electric double oven & hob, plumbing for a washing machine, large pantry cupboard, radiator, spotlights, staircase to the first floor and double glazed window & glazed door to the rear.



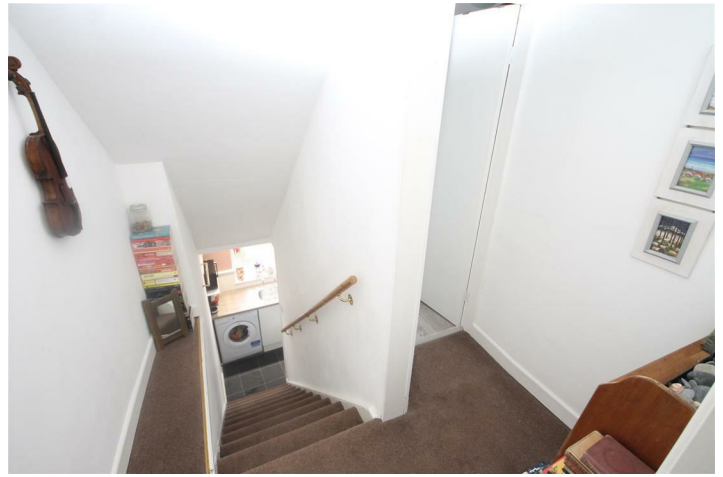
## HOUSE BATHROOM/W.C

Including a three piece suite comprising of a panelled bath with shower attachment, pedestal wash hand basin, low level w.c., part tiled walls, tiled floor, radiator and double glazed window to the rear elevation.



### FIRST FLOOR LANDING

Spacious landing with doors to the bedrooms.



### MASTER BEDROOM

14'10 x 13'6 max (4.52m x 4.11m max)

With double glazed windows to the front elevation, storage cupboard housing the boiler, loft access and radiator.



**BEDROOM TWO**

9'7 x 7'4 (2.92m x 2.24m)

With double glazed window to the rear with far reaching views, storage space over the stairs and radiator.



EXTERIOR



### FRONT GARDEN

Gravelled front garden with walled frontage, path leading to the front door via a wrought iron gate and shrub borders.

### REAR COURTYARD & OUTBUILDINGS

Shared rear courtyard with access to the garden and two brick built outbuildings.



## REAR GARDEN

The allotment style garden is set away from the property and is accessed via a shared path over a right of way. The lawned garden is a fantastic size with fenced boundaries, greenhouse, vegetable plot, mature trees and fenced & walled boundaries.



## VIEWING

Viewing is Strictly By Appointment Only.

## 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.



## 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.

## 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.

## CLAUSES

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GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 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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