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29 Racecourse Mews, Thirsk YO7 1QG

This good sized, well presented family home is situated near Thirsk racecourse and the supermarkets and offers spacious accommodation on two levels to include an entrance hall, a good sized lounge, a dining kitchen, a first floor galleried landing, three larger than average bedrooms and a house bathroom with modern three piece suite. To the exterior of the property there is off street parking, a front garden and an enclosed South facing garden which is not overlooked to the rear. With the added benefits of double glazing & gas central heating, viewing is recommended to appreciate this superbly located, large home which should appeal to both private buyers and investors. EPC rating 'D'.

Offers In Excess Of £195,000

LOCATION

Situated on a cul de sac opposite Thirsk racecourse within walking distance of the town centre and close to the school and local supermarkets. 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, Teeside, York and Harrogate. Thirsk train station is a short walk away offering access to the main East Coast rail line.

DIRECTIONS

Leaving Thirsk via Westgate proceed to the mini roundabout and take the 3rd exit onto Station Road. Take the left hand turn onto the Racecourse Mews and take the left hand turn to where you will find the house located on the right hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With glazed entrance door and door to the lounge.

LOUNGE

15'8" x 15'7" (4.78m x 4.75m)

With double glazed bay window to the front elevation, television point, coving and a radiator. Spindle bannister staircase to the first floor.



DINING KITCHEN

15'7" x 9'4" (4.75m x 2.84m)

Including a range of wall & base units incorporating rolled edge work surfaces and tiled splashbacks, one and a half bowl sink unit, cooker point, extractor hood & light, space for fridge, space and plumbing for washing machine & dishwasher, radiator, boiler, double glazed window to the rear elevation and a double glazed door to the garden.



FIRST FLOOR LANDING

With double glazed windows to the side elevation, access to the loft space and radiator.



BEDROOM ONE

12'6" x 9'1" plus wardrobes (3.81m x 2.77m plus wardrobes)

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



BEDROOM TWO

9'6" x 9'1" (2.90m x 2.77m)

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



BEDROOM THREE

9'2" x 6'2" (2.79m x 1.88m)

With double glazed window to the front elevation and radiator.



HOUSE BATHROOM/ W.C.

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



EXTERIOR



REAR GARDEN

South facing enclosed rear garden with fenced boundaries which is not overlooked from the rear with lawn, patio, shed and gated access.



VIEWING

Viewing is Strictly By Appointment Only.

MORTGAGE ADVICE

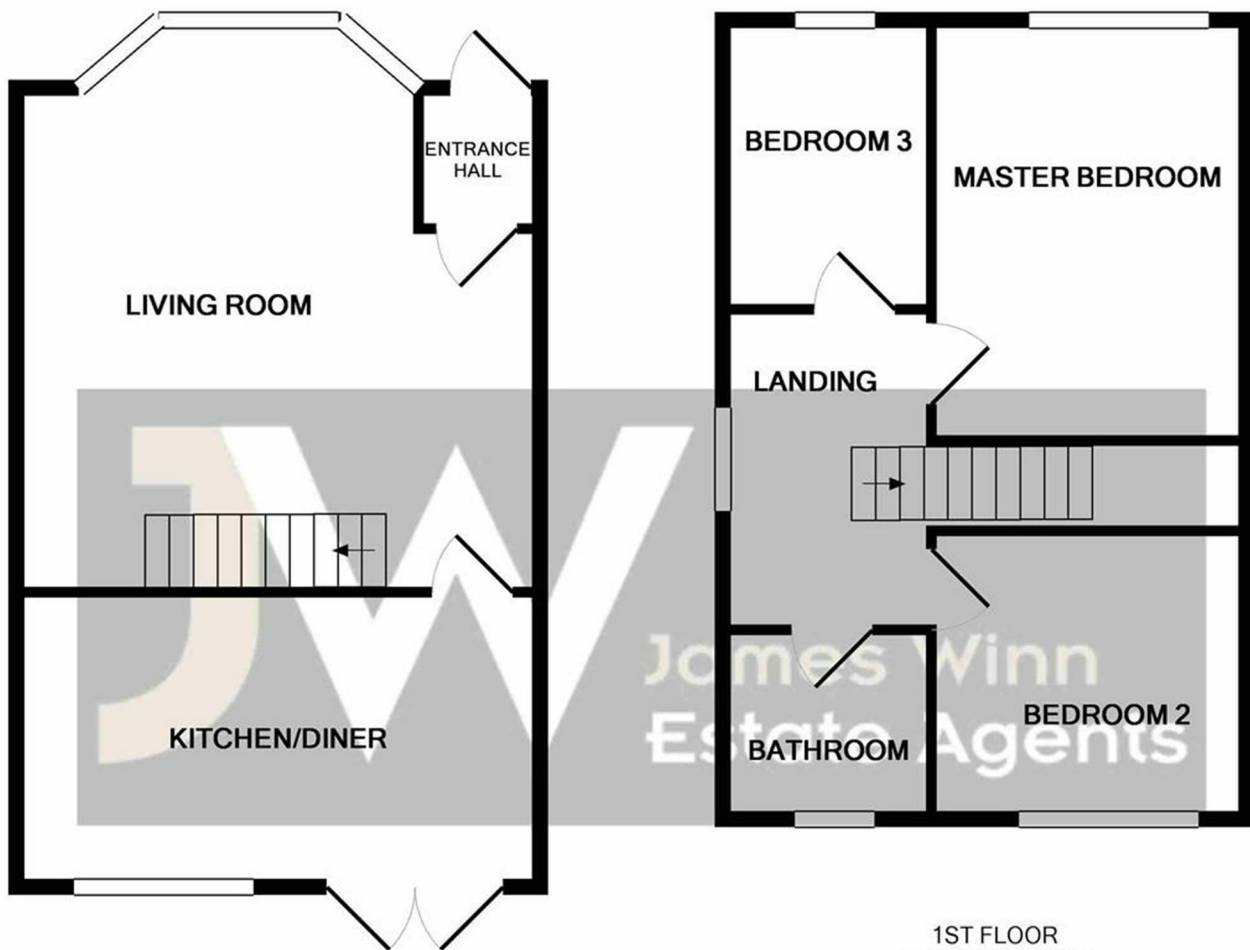
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FREE VALUATION

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
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 795 SQ.FT. (73.9 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

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