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73 Olivette Crescent, Thirsk YO7 1TZ

An opportunity to purchase this wonderfully presented four bedroom detached home located within a newly built estate within walking distance from Thirsk town centre. The property is well maintained and is ready to be loved by its next owner. The accommodation comprises entrance hallway with under stairs storage and w.c., lounge, dining kitchen with integrated appliances with french doors onto the rear garden and separate utility room. To the first floor there is the master bedroom with en-suite shower room, bedroom two with en-suite shower room, two further bedrooms and a house bathroom w.c. Externally the property offers rear garden with laid lawn, integral garage, driveway with parking for two cars and front garden with laid lawn. With the added benefit of gas central heating and double glazing throughout the property must be viewed to appreciate size and interior. EPC 'B', Council tax band 'E'.

£400,000

LOCATION

Situated within walking distance of the town centre & train station on a recently built development. 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 Westgate proceed to the mini roundabout and take the 3rd exit onto Station Road. Proceed over the next mini roundabout, turning left onto Edgar Drive then turn right onto Olivette Crescent and follow the road round to find the property located on the left.

THE ACCOMODATION COMPRISES

HALLWAY

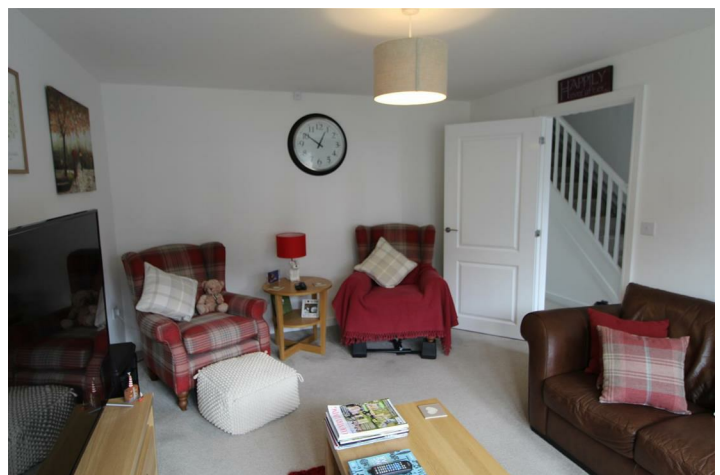
With under stairs storage cupboard a radiator.



LOUNGE

15'2" x 11'5" (4.64 x 3.48)

With a front facing double glazed window, TV point and a radiator.



DINING KITCHEN

10'7" x 27'3" (3.25 x 8.32)

With integrated fridge and freezer, dishwasher, gas hob, oven, one and a half bowl stainless steel sink, rear facing double glazed window and double glazed UPVC french doors and a radiator.



UTILITY ROOM

4'1" x 5'4" (1.25 x 1.63)

With plumbing for washing machine, wall and floor units and a radiator.

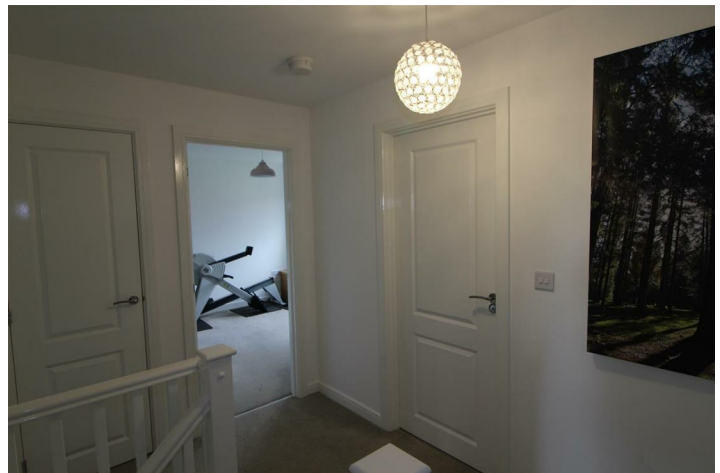
DOWNSTAIRS W.C.

With wash hand basin, low level w.c. and a radiator.



FIRST FLOOR LANDING

With loft access and a radiator.



BEDROOM ONE

15'2" x 11'4" (4.63 x 3.46)

With a front facing double glazed window, en-suite shower room and a radiator.



MASTER EN-SUITE

With shower, low level w.c., wash hand basin, rear facing double glazed window and a radiator.



BEDROOM TWO

10'4" x 12'7" (3.16 x 3.86)

With rear facing double glazed window, en-suite and a radiator.



EN-SUITE TWO

With shower, low level w.c., wash hand basin and a radiator.



BEDROOM THREE

15'4" x 8'10" (4.68 x 2.7)

With front facing double glazed window and a radiator.



BEDROOM FOUR

13'0" x 7'5" (3.98 x 2.28)

With rear facing double glazed window and a radiator.



HOUSE BATHROOM

With panel bath, low level w.c., wash hand basin, rear facing double glazed window and a radiator.



EXTERNAL

Front garden with laid lawn and driveway with parking for two cars.



REAR GARDEN

With stone patio, laid lawn and outside tap.



GARAGE

Integrated garage with power and lighting.

MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE:

WATER METER: Yes

PARKING ARRANGEMENTS: Two spaces on the driveway.

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

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.

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.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of this or any property. 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 are unable to verify or warranty whether the property is freehold or leasehold so please check with your solicitor should you decide to purchase the property or go to any expense. 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.

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.



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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