



James Winn
Estate Agents

Tel: 01845 524488 Fax: 01845 522855

www.jameswinn.co.uk

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

thirsk@jameswinn.co.uk



65 Station Road, Thirsk YO7 1QH

*****NO ONWARD CHAIN***** This beautiful, traditional 1930's semi detached property is located in a non-estate position with a view over the racecourse to the front & fields to the rear. The property is situated in an enviable position between Thirsk Market Place & the train station. Over two floors the well presented accommodation comprises of an entrance vestibule, a spacious entrance hall, a lounge with bay window, a dining room, a conservatory with patio doors to the garden, a modern kitchen with integrated appliances, a rear porch with utility cupboard, a galleried first floor landing, a master bedroom with bay window & view over the racecourse, a good sized second bedroom with views over fields, a third bedroom, a bathroom and separate w.c.. To the exterior of the property there is an attractive front garden, an enclosed south facing well maintained rear garden and a lengthy driveway leading to the detached garage. With the added benefits of gas central heating, double glazing throughout & no onward chain, viewing is highly recommended to appreciate the size, location and presentation of the accommodation on offer. EPC 'D' COUNCIL TAX BAND 'C'.

£345,000

LOCATION

Situated in a non-estate position with a view to Thirsk racecourse to the front and fields to the rear. The property has superb access to Thirsk train station and a well regarded school. 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 Station Road proceed past Tesco and the racecourse to where the property is located on the left hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE

With double glazed entrance doors to the front elevation set in an arch and tiled flooring.

ENTRANCE HALL

With stained glass entrance door to the front with surrounding windows, spindle bannister staircase to the first floor, coving to the ceiling, telephone point and radiator.



LOUNGE

15'6 x 12'11 into bay (4.72m x 3.94m into bay)
With double glazed bay window to the front elevation,
gas fireplace with tiled surround, coving to the ceiling
and radiator.



DINING ROOM

12'10 x 12'5 (3.91m x 3.78m)
With double glazed sliding patio door to the
conservatory, feature fireplace with tiled splashbacks,
coving to the ceiling and radiator.



CONSERVATORY

11'2 x 10'4 (3.40m x 3.15m)
With double glazed windows to the side & rear
elevations, double glazed patio doors to the garden,
wall lights and electric radiator.



KITCHEN

15'8 x 7'11 max (4.78m x 2.41m max)

Including a modern fitted range of wall and base units incorporating matching work surfaces & upstands, recessed sink unit with mixer taps over & drainer, integrated double electric oven & hob, extractor hood & light, dishwasher, tiled floor, underlighting, vertical radiator and double glazed windows to the side.



FIRST FLOOR LANDING



BEDROOM ONE

15'6 x 12'11 into bay (4.72m x 3.94m into bay)

With double glazed bay window to the front elevation over looking the racecourse, coving to the ceiling and radiator.



BEDROOM TWO

12'10 x 12'5 (3.91m x 3.78m)

With double glazed window to the rear elevation with a view over fields, coving to the ceiling and radiator.



BEDROOM THREE

8 x 7'11 (2.44m x 2.41m)

With double glazed window to the front elevation, storage cupboard and radiator.



BATHROOM

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



W.C.

With white suite comprising of a low level w.c. and double glazed window to the side.



REAR PORCH

With double glazed door to the side elevation, tiled floor, fitted units, a downstairs w.c and a utility cupboard with space & plumbing for a washing machine and boiler.

FRONT GARDEN

Attractive front garden mainly laid to lawn with well kept mature flower, tree & shrub borders, patio area and fenced & hedged boundaries.



REAR GARDEN

Enclosed well maintained south facing rear garden backing onto fields laid mainly to lawn with mature flower, tree & shrub borders, gate to the side, patio areas and outside tap.



DRIVEWAY & GARAGE

With lengthy gravelled & paved driveway leading to the detached garage with up & over door, double glazed window to the side and personal door.



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: NONE

WATER METER: Yes

PARKING ARRANGEMENTS: Several 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.

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.

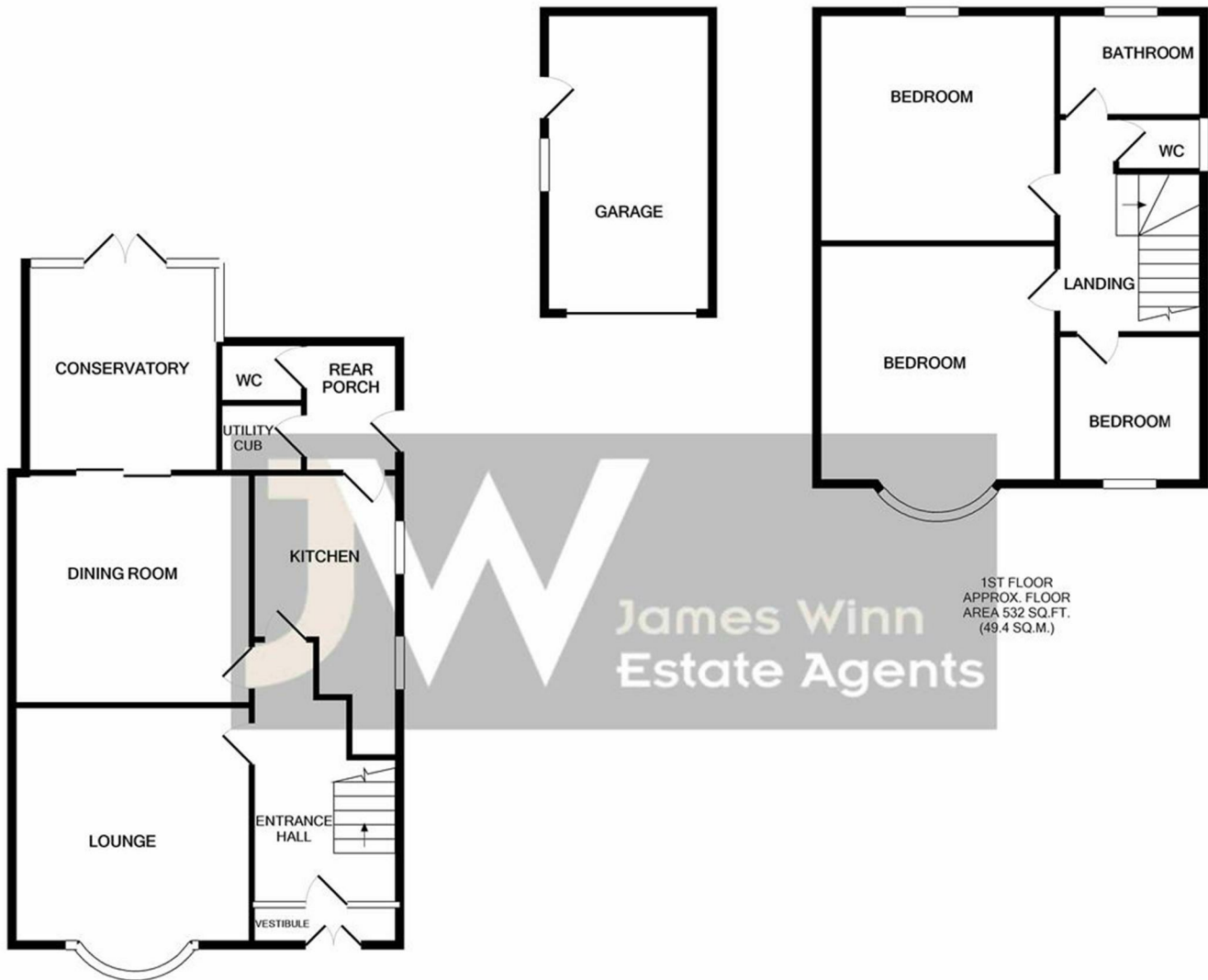
VIEWING

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.



GROUND FLOOR
APPROX. FLOOR
AREA 860 SQ.FT.
(79.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 532 SQ.FT.
(49.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1392 SQ.FT. (129.3 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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