



**James Winn**  
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### **Highbury House Craddock Row, Sandhutton Thirsk YO7 4RT**

Available to purchase is this three bedroom detached property located in the village of Sandhutton, just to the west of Thirsk. The property offers large, well presented accommodation which comprises of an entrance hall, a good sized lounge with patio doors to the garden, a recently refurbished kitchen with integrated appliances, utility room, separate dining room, good size study/home office. Three double bedrooms, including the master bedroom with fitted wardrobes a modern house bathroom.

To the exterior of the property there is a drive way with ample room for off road parking, an attractive enclosed rear garden with lawn & patio areas and a single garage accessible from doors front and back. Viewing is highly advised to appreciate the size, location & presentation of the accommodation on offer. EPC E. North Yorkshire Council - Tax Band D.

**£375,000**

## LOCATION

The property is situated in the popular village of Sandhutton which boast a church, Village Hall and a well regarded public house and is located only just three miles from Thirsk town centre, not far from the major commuter networks of the A19 leading to Middlesbrough, Sunderland and Newcastle and within striking distance of the A1 and easy access to York, Leeds and Manchester. Nearby Thirsk has much to offer including three supermarkets, racecourse, a selection of primary schools, well regarded high school, twice weekly market, train station, leisure centre, doctors surgeries and cinema. The surrounding area of Thirsk caters for a huge number of hobbies with fishing lakes & golf courses naming a few. For those who enjoy walking, cycling & the outdoors the stunning, natural beauty spots of the North York Moors & Yorkshire Dales are both easily accessed from Sandhutton.

## DIRECTIONS

Leaving Thirsk via Station Road proceed past Tesco supermarket and Thirsk racecourse into Carlton Miniott, then take the right hand turn onto Sandhutton Lane signposted for Sandhutton. Continue along this road until reaching a T-junction by The Kings Arms pub, turn right and continue along the road then take the right hand turn on Craddock Row where the property is located on the right hand side.

## THE ACCOMMODATION COMPRISES

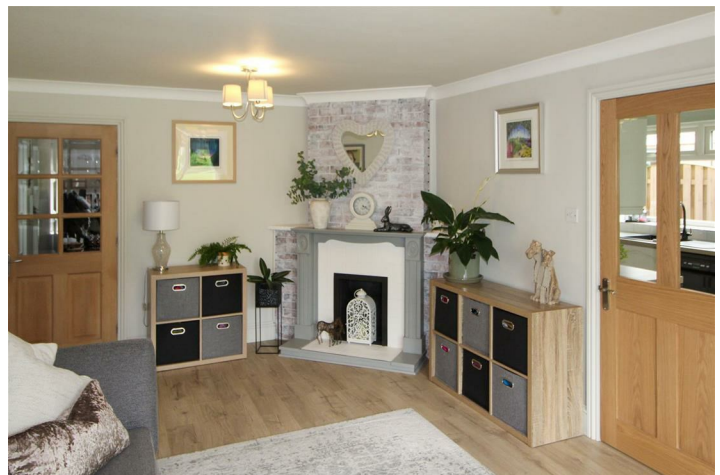
### ENTRANCE HALL

With double glazed door to the side of property, stairs to first floor and radiator.

### LOUNGE

17'9" x 10'11" (5.43m x 3.34m)

With double glazed patio doors on to rear garden and a radiator.



### KITCHEN

17'9" x 8'4" (5.43m x 2.55m)

With integrated fridge freezer, electric oven, hob and extractor hood, space and plumbing for a dishwasher machine, wall draw and base units, one and a half bowl inset sink, work surfaces and tiled splash back, rear and side facing double glazed windows and a radiator.



### UTILITY ROOM

With space and plumbing for washing machine, side face door to rear garden and a radiator.

### WC

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



**DINING ROOM**

8'11" x 8'7" (2.74m x 2.64m)

With front facing double glazing window and a radiator.



**STUDY**

10'10" x 8'11" (3.32 x 2.74m)

With front and a side facing double glazed windows and a radiator.



**BEDROOM 1**

17'9" x 9'10" (5.42m x 3.01m)

With front and rear facing double glazed windows, built in fitted wardrobes and a radiator.



**BEDROOM 2**

8'11" x 8'9" (2.74m x 2.69m)

With a rear facing double glazed windows and a radiator.



**BEDROOM 3**

9'11" x 8'5" (3.03m x 2.57m)

With a rear facing double glazed windows and a radiator.



**BATHROOM**

7'6" x 11'0" (2.31m x 3.36m)

Fully tiled four piece bathroom, rear facing double glazed window, low level w.c., wash hand basin, panel bath and separate walk in shower a heated towel rail.



**FRONT EXTERNAL**



GARDEN

Attractive, enclosed rear garden laid mainly to lawn with patio area leading from the house, flower beds and borders, path to the side and gated rear access.



REAR EXTERNAL





### VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

### MORTGAGE & FINANCIAL 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 adviser based in Thirsk. Call 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.

### 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 electricity, water and drainage.

**MAINTENANCE / SERVICE CHARGE:** n/a

**WATER METER:** Yes

**PARKING ARRANGEMENTS:** Driveway off road parking and garage

**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.

## GROUND FLOOR



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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