



James Winn
Estate Agents

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5 Brittons Row, Borrowby Thirsk YO7 4QT

A wonderful opportunity to purchase this incredibly well presented three bedroom mid terrace cottage in the charming village of Borrowby. With accommodation over two floors this property has been finished to to a high standard making a perfect home or holiday let. Internal accommodations consists of an entrance hall, living room, dining room kitchen and conservatory, to the first floor is three double bedrooms and a beautifully modern shower room. To the rear of the property is a sun trapped stone paved yard and a good sized rear garden located down a small lane to the rear which also includes a timber shed, more external storage and a well positioned stone patios seating area. Viewings are highly recommended to appreciate the location, assets and presentation this gorgeous property has to offer. With double glazing and electric heating throughout. EPC rating F, Council tax band D.

£440,000

LOCATION

Situated in an elevated position in the heart of the picaresque village of Borrowby near Thirsk, with far reaching views to the front. The attractive village of Borrowby offers facilities including a primary school, public house and activity centre with sports fields. 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 the A19 Northbound take the left hand turning signposted Borrowby and turn into the village. Continue through the village where the property is located on your right hand side.

ENTRANCE HALL

12'8" x 7'3" (3.88 x 2.22)

With a front facing UPVC door, access to first floor and a radiator.

LIVING ROOM

12'10" x 11'0" (3.93 x 3.36)

With a front facing UPVC window, electric fireplace and a radiator.



KITCHEN

12'3" x 6'8" (3.74 x 2.04)

With a rear facing UPVC window & door, stainless steel sink + drainer, plumbing for washing machine, electric hob, electric oven, tiled splashback range of wall, draw & floor units and a large under stairs storage cupboard



DINING ROOM

10'8" x 10'9" (3.26 x 3.29)

With rear facing UPVC doors to conservatory and a radiator.



CONSERVATORY

3'10" x 8'8" (1.19 x 2.66)

With side & rear facing UPVC windows, rear facing french doors and a radiator.

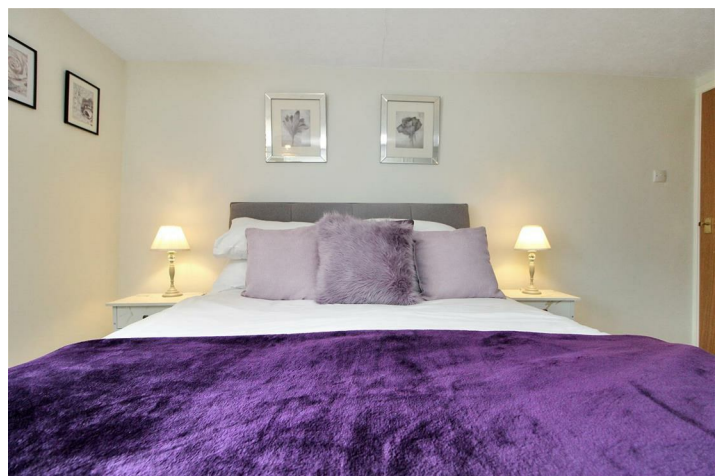


FIRST FLOOR LANDING

BEDROOM ONE

12'10" x 9'0" (3.93 x 2.75)

With a front facing window, a range of built in units & wardrobes



BEDROOM TWO

12'11" x 11'3" (3.96 x 3.44)

With a front facing window and a range of built in units & wardrobes.



BEDROOM THREE

10'8" x 10'10" (3.26 x 3.31)

With a rear facing window.



HOUSE SHOWER ROOM

7'8" x 6'7" (2.35 x 2.02)

With a rear facing window, modern vanity sink unit, hidden cistern WC, step in shower and a heated towel rail.



REAR YARD

With stone patio, access to rear garden and access to front of property via shared passage way.



REAR GARDEN

With mostly laid lawn, timber shed, large outhouse store and stone patio seating are with lighting.



EXTERNALLY



CLAUSES

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.

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 Northallerton. 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.

PLEASE NOTE

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

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:

PARKING ARRANGEMENTS:

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:

MOBILE PHONE SIGNAL:

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.

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

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GROUND FLOOR

1ST 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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