



James Winn
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8 Chapel Street, Thirsk YO7 1LU

This good sized, well presented family home with enclosed garden situated just off Thirsk Market Place offering spacious accommodation on two levels to include a through lounge with patio doors to the garden, a kitchen, a first floor landing, three good sized bedrooms and a house bathroom/ w.c. The property has an integral garage and the aforementioned enclosed private garden.

Internal inspection is essential to appreciate the size & presentation of the accommodation on offer which should appeal to both investors and first time buyers looking for space at this price level in a prime location.

Council Tax - C EPC - E.

£210,000

LOCATION

Situated only a short stroll from Thirsk Market Place with ample local facilities including shops, supermarkets, doctors and leisure centre all available within walking distance. There are bus services from Thirsk Market Place. Further shops and facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to Leeds, Teesside, York, Harrogate and beyond.

DIRECTIONS

Leaving Thirsk Market Place continue towards Westgate and turn left at the cinema down Chapel Street where the property is located on your right,

THE ACCOMMODATION COMPRISES

LIVING ROOM

20'0" x 10'11" (6.12m x 3.35m)

With front facing double glazed door and sash window, built in storage cupboard, stairs to the first floor, double glazed patio doors to the rear garden, and a radiator.



KITCHEN

10'9" x 5'8" (3.30m x 1.73m)

With a modern fitted range of wall and base units incorporating work surfaces, tiled splashback, stainless steel sink unit with mixer taps over, built in oven, electric hob, extractor hood, integrated dishwasher, space and plumbing for a washing machine, double glazed windows to the rear, door to the garage and a radiator.



BEDROOM 1

12'11" x 11'1" (3.96m x 3.40m)

With front facing double glazed sash window, built in wardrobes and a radiator.



BEDROOM 2

11'5" x 8'5" (3.48m x 2.57m)

With rear facing double glazed windows and a radiator.



BEDROOM 3

12'2" x 8'5" (3.73m x 2.57m)

With rear facing double glazed windows and a radiator.



BATHROOM

7'11" x 8'7" (2.42m x 2.64m)

Including a three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level w.c., heated towel rail/radiator, and front facing double glazed sash window.



GARAGE

With up and over door, ample storage and boiler.

GARDEN

With walled boundaries, mostly laid to lawn and a patio area.



EXTERNAL



VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

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.

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: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: None

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: N/A

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

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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.

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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