



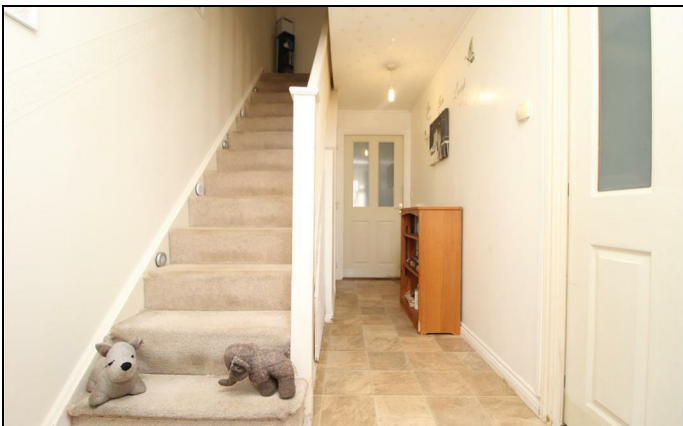
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7B Station Road, Thirsk YO7 1QF

Available to purchase is this well located and spacious four bedroom mid terraced property located on Station Road. Just a short walk to Thirsk town center and a stones throw away from the racecourse, this property definitely has a lot to offer. Internal accommodation consists of an entrance hall, cloakroom/w.c, open plan kitchen/living, rear porch & conservatory. To the first floor you will find three bedrooms, one with en suite and a house bathrom/w.c, and to the second floor you will find a final double bedroom with en suite. Externally there is a rear garden with laid turn and stone patio aswell as a detached single garage with parking for two vehicles. EPC rating 'C' Council tax band D. NO ONWARD CHAIN

£235,000

LOCATION

The location with views over the racecourse and between the Market Place & train station is arguably one of the prime locations in Thirsk. The property has superb access to all the amenities Thirsk has 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 Thirsk. 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 before the first mini roundabout.

ENTRANCE HALL

15'6" x 6'2" (4.73 x 1.90)

With a front facing door and a radiator.



CLOAKROOM/W.C

5'3" x 2'8" (1.61 x 0.83)

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

LIVING ROOM

10'0" x 15'4" (3.07 x 4.68)

With rear facing door UPVC double glazed french doors, under floor heating, tiled flooring and a radiator.



KITCHEN DINER

15'8" x 8'9" (4.80 x 2.69)

With a front facing UPVC double glazed window, plumbing for washing machine, stainless steel sink + drainer, gas hob, electric oven, fridge & freezer, wall drawer & floor units, tiles splash back, underfloor heating and a radiator.



REAR PORCH

3'9" x 7'0" (1.16 x 2.14)

With a rear facing door & window.

CONSERVATORY

13'7" x 7'1" (4.15 x 2.18)

With rear facing UPVC double glazed window and side facing UPVC french doors.



FIRST FLOOR

BEDROOM FOUR

8'4" x 6'9" (2.56 x 2.06)

With a rear facing UPVC double glazed window and a radiator.



BEDROOM THREE

8'4" x 8'4" (2.56 x 2.56)

With a rear facing UPVC double glazed window and a radiator.



BEDROOM ONE

13'5" x 9'10" (4.10 x 3.01)

With a front facing UPVC double glazed window, integrated wardrobes, en suite access and a radiator.



EN SUITE

4'3" x 9'0" (1.30 x 2.75)

With a front facing UPVC double glazed window, step in shower, low level w.c, pedestal wash hand basin and a radiator,



HOUSE BATHROOM/W.C

6'7" x 6'0" (2.03 x 1.85)

With a paneled bath, low level w.c, pedestal wash hand basin, laminate flooring and a radiator.



SECOND FLOOR

BEDROOM TWO

10'3" x 9'4" (3.14 x 2.87)

With a front facing UPVC velux window, integrated wardrobe, en suite access and a radiator.



EN SUITE

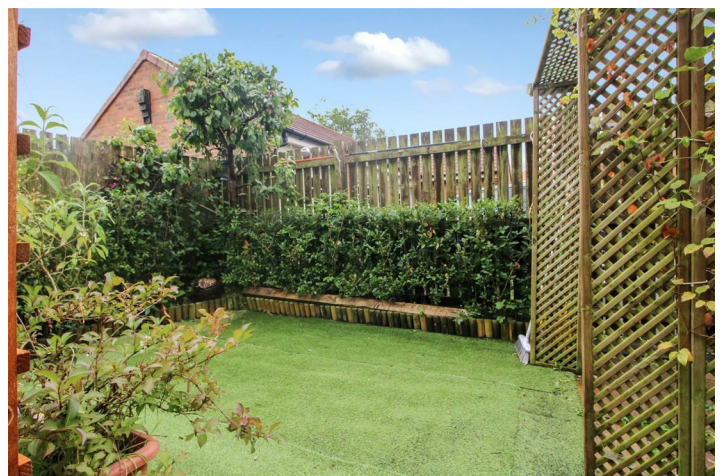
4'11" x 5'11" (1.52 x 1.82)

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



GARDEN

With gated access to the rear, turfed lawn and stone patio



GARAGE

With a manual up & over door and allocated parking for two vehicles

EXTERNAL



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 firm's 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.

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.

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:

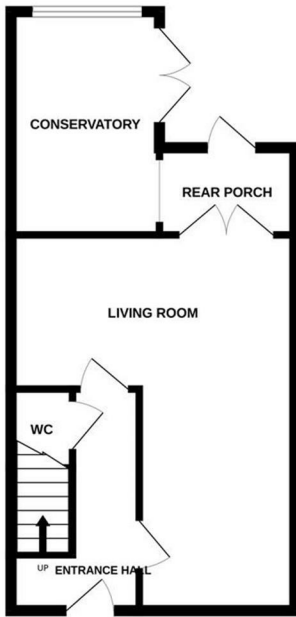
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

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.

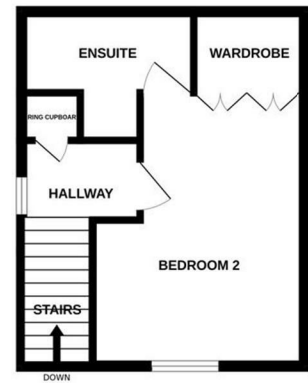
GROUND FLOOR



1ST FLOOR



2ND 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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