



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



5 Craddock Row, Sandhutton Thirsk YO7 4RT

Viewing is recommended on this ideally located three bedroom semi-detached house, must be seen to be appreciated. Located on a quiet cul-de-sac of similar properties, this property could be crafted into your ideal home. Offering ample off street parking this property is ideally located just a short stroll from the Kings Arm Pub and Sandhutton village hall green and close to bus routes to Northallerton and Thirsk. Internal accommodation consists of an entrance hall, spacious living room, dining room, kitchen, conservatory and a utility room. Upstairs there are two double bedrooms, a third single bedroom and a bathroom. Externally the property offers a lawned and paved rear garden and to the front an ample driveway leading to a car port.

EPC - E

Council Tax Band - C

Offers In The Region Of £210,000

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.

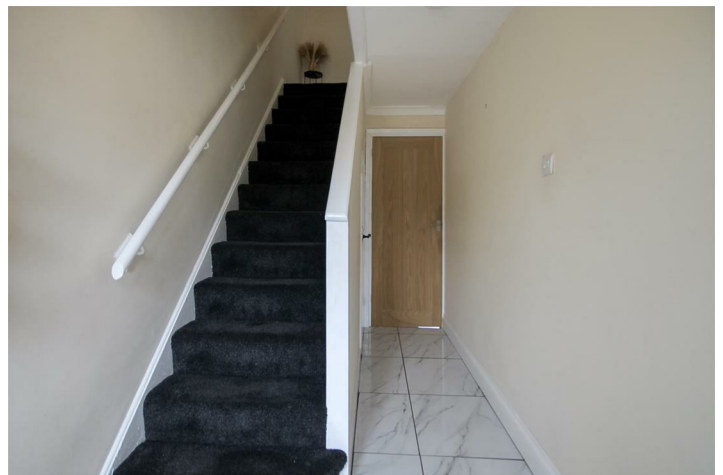
DIRECTIONS

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 left hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With front facing double glazed door and window, stairs leading to first floor and understairs storage.



LIVING ROOM

14'10" x 10'11" (4.52m x 3.33m)

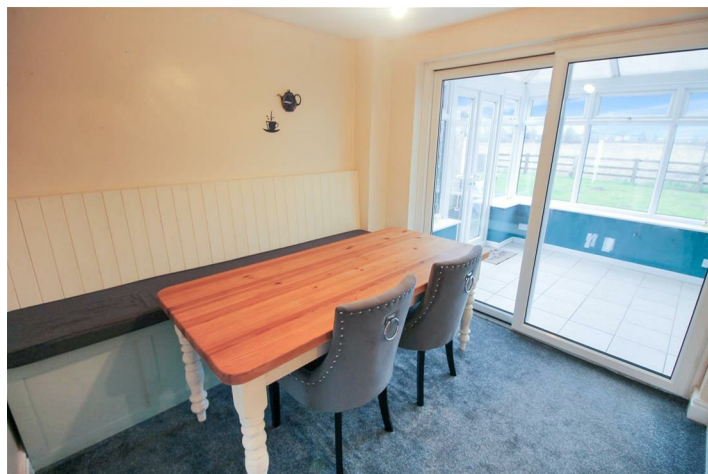
With front facing double glazed window and multi fuel burner.



DINING ROOM

9'6" x 9'0" (2.90m x 2.74m)

With double glazed patio doors leading to conservatory and opening to kitchen.



KITCHEN

9'6" x 7'8" (2.90m x 2.34m)

With rear facing double glazed window onto conservatory, a range of base, wall and drawer units, work surfaces and integrated appliances, electric oven, hob and extractor hood, stainless steel sink and mixer tap, space and plumbing for dishwasher, space for fridge/freezer and built in storage cupboard.



CONSERVATORY

15'2" x 7'8" (4.62m x 2.34m)

With side facing double doors leading onto rear garden, access to utility room.



UTILITY ROOM

9'10" x 4'11" (3.00m x 1.50m)

With side facing double glazed window, plumbing and space for washing machine.



FIRST FLOOR LANDING

BEDROOM 1

13'1" x 10'11" (3.99m x 3.33m)

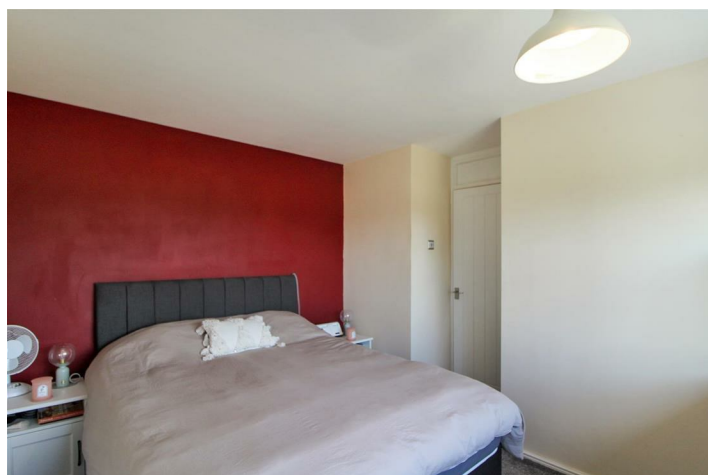
With front facing double glazed window.



BEDROOM 2

11'3" x 10'11" (3.43m x 3.33m)

With rear facing double glazed window.



BEDROOM 3

9'11" x 5'10" (3.02m x 1.78m)

With front facing double glazed window



BATHROOM

7'10" x 5'7" (2.39m x 1.70m)

With rear facing double glazed window, walking shower, pedestal hand basin, low level WC and heated towel rail/radiator.



GARDEN

Mostly laid to lawn with views over fields, access path and worksop.



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 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.

CLAUSES AND TENURE

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 leasehold 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 - no central heating.

MAINTENANCE / SERVICE CHARGE: NA

WATER METER: No

PARKING ARRANGEMENTS: 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/>

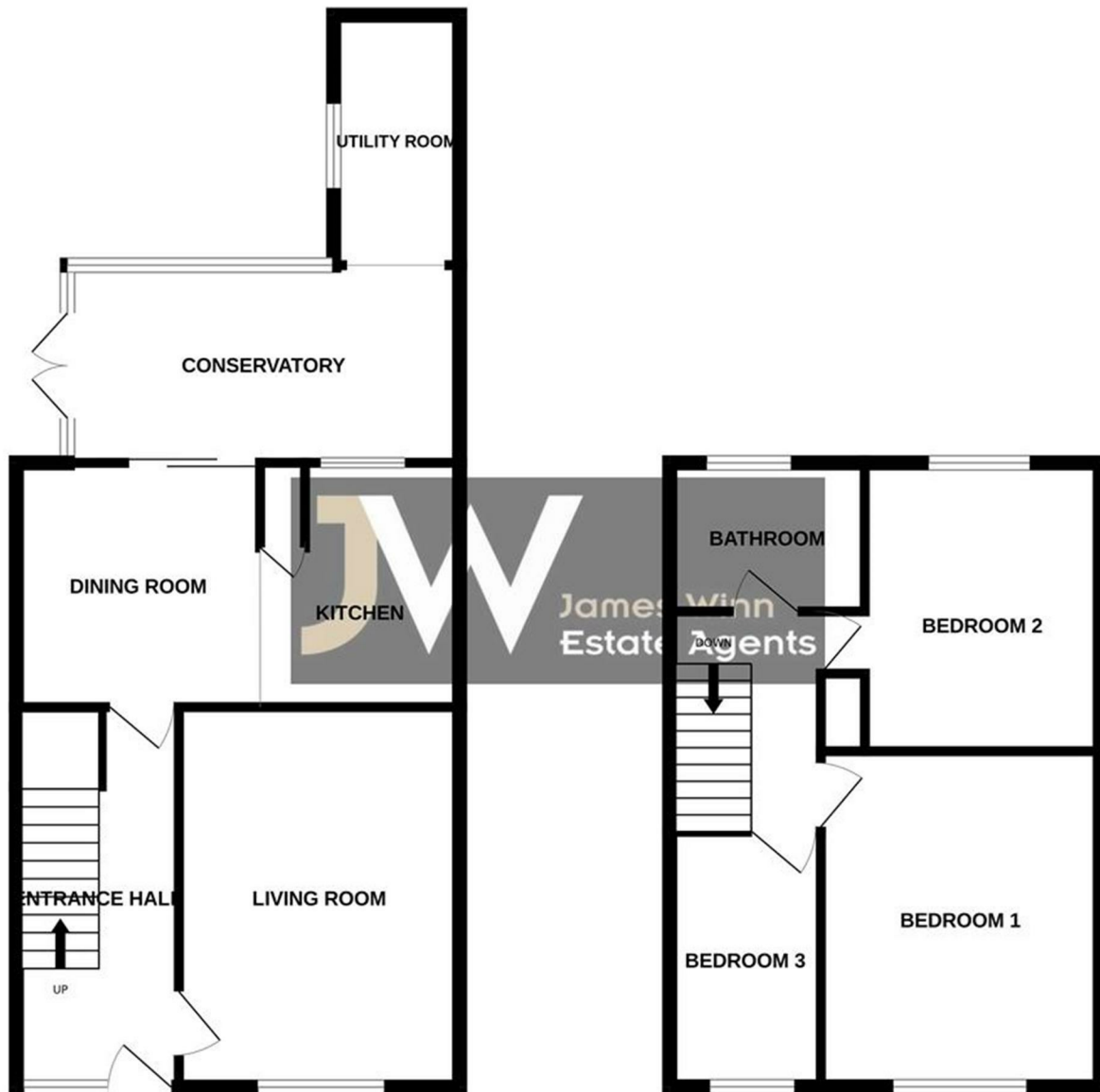
ELECTRIC CAR CHARGER: No

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.

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.



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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