



**James Winn**  
**Estate Agents**

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### **30 Long Street, Thirsk YO7 1AP**

This uniquely designed stunning detached house offers three fantastic bedrooms, two bathrooms and ample space inside and out. The house is located in a convenient location within easy walking distance to Thirsk Market Place & other local amenities and is situated on a great sized private plot. Over two floors the deceptively spacious accommodation comprises of living room, kitchen diner, inner hallway, bedroom and bathroom on the ground floor. On the first floor there are a further two bedrooms, the master with an en-suite. Externally there is a beautiful rear garden with decked seating areas, lawn and mature borders, timber garden shed and secure gate for access. The double garage and carport complete the home. viewing is essential to appreciate the size, location, plot and potential of the accommodation on offer. Council Tax D EPC -C

**£375,000**

### LOCATION

Situated on a great size plot within easy walking distance of Thirsk town centre and close to schools. Long Street offers two shops, a fish & chip shop & car garage. Further 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 Leeds, Teesside, York, Harrogate and beyond.

### DIRECTIONS

Leaving Thirsk via Millgate, follow St James Green into Stammergate and turn right onto Long Street. Turn right at the mini roundabout continue to the Twisted car show room, and turn left up the private drive where the property is located.

### THE ACCOMODATION COMPRISES

#### LOUNGE

12'4" x 11'8" (3.76 x 3.57)

With side facing double glazed bi-fold door with internal blinds, wood effect tile flooring, underfloor heating and log burner.





**DINING KITCHEN**

15'9" x 12'6" (4.82 x 3.83)

With front facing double glazed stable door and side facing double glazed windows with internal blinds, a range of base, wall and drawer units, heat resistant work surface with rise and fall socket and USB point and recessed sink unit with boiling water mixer tap, glass splash back, built in multi-function oven/microwave combined plus a separate multi-function oven, induction hob, extractor hood, integrated fridge/freezer, dishwasher and washer dryer, wood effect tiled floor with underfloor heating.



### HALLWAY

With wood effect tiled flooring and underfloor heating, understairs cupboard, doors to lounge, kitchen, bathroom and bedroom.

### BATHROOM

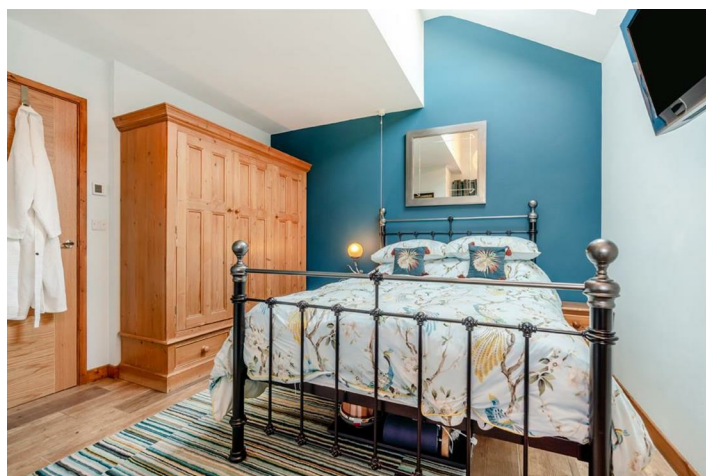
With double glazed reeded window, white suit comprising of panelled bath, glass wash basin in vanity unit, wall hung WC with concealed cistern and corner shower cubicle with mains fed shower, panelled to shower area, partially tiled to bath area, wood effect tile flooring with under floor heating and a heated towel rail.



## BEDROOM

12'6" x 11'3" (3.83 x 3.43)

With side facing double glazed window with internal blinds, and Velux roof window with blind, wood effect tiled flooring and underfloor heating.



## LANDING

Built in cupboards, housing boiler and water tank, Velux window.



## BEDROOM

16'0" x 11'8" (4.9 x 3.57)

With double glazed side facing window, with internal blinds, built-in cupboard wood effect flooring and a contemporary stainless steel panel radiator.



## ENSUITE

Velux window, Double shower cubicle with mains fed shower, wall hung monolith WC, heated towel rail, double wash basins with vanity unit, tiled splash backs and wall cupboard, wood effect flooring and a contemporary stainless steel panel radiator.



## BEDROOM

15'7" x 12'8" (4.77 x 3.87)

With double glazed arched window, Velux window with blind, spotlights, built-in wardrobes, contemporary stainless steel panel radiator.





## REAR GARDEN

With gated access to rear garden with: decked seating area with timber shed, second decked seating area, laid to lawn, mature borders, gate to log store and rear of house.



## EXTERNAL

The property is approached by a private shared driveway giving access too the garage(19'3x18'1) and carport(19'3x8'11)





**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.

**VIEWING**

Viewing is Strictly By Appointment Only.

**MORTGAGE 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 advisor based. 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.

**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:**Shared driveway, double garage and carport

**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.



TOTAL FLOOR AREA: 1576 sq.ft. (146.5 sq.m.) approx.

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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