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Estate Agents

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Corner House , Sandhutton YO7 4RW

This beautifully presented end cottage is situated just off the the village green in the very sought after village of Sandhutton to the West of Thirsk which offers superb commuter links, superfast broadband and facilities. The property offers well proportioned accommodation on two levels to include a lounge with multi-fuel stove, a dining / family room with cast iron range, a bespoke hand made kitchen with double glazed doors to the garden, a contemporary house bathroom/ w.c. and three good sized bedrooms including a master en-suite shower room/ w.c. & dressing room. To the exterior there is a lengthy, private landscaped rear garden with shed & patio and a driveway to the rear providing parking. With the benefits of double glazing stated & beamed ceilings, the property also has the benefit of planning permission having being granted for an extension. Viewing is recommended to appreciate the size, presentation, location and character of this fine cottage in a great location within easy reach of Thirsk train station. Enerav ratina 'E'.

Guide Price £350,000

DIRECTIONS

Leaving Thirsk via Station Road proceed through Carlton Miniott and take the right hand turn after the playing fields signposted Sandhutton. When at the village green the property is the last house located on the right hand side.

LOCATION

The property is situated on the edge of the village of Sandhutton, West of Thirsk which has a thriving pub, churches and public transport. 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 conurbations of Leeds, Teesside, York and Harrogate. Two miles away there is the train station for the Main East Coast railway line with York just 20 minutes away by train, and giving direct links to Liverpool, Manchester, London and the North East.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

With tiled floor, glazed entrance door, & double glazed windows

DINING/FAMILY ROOM

16'0" x 13'7" (4.88m x 4.14m)

With double glazed window to the front elevation, painted beamed ceiling, cast iron range, newly installed energy efficient electric heater and staircase to the first floor.



LOUNGE

16'1" x 13'9" (4.90m x 4.19m)

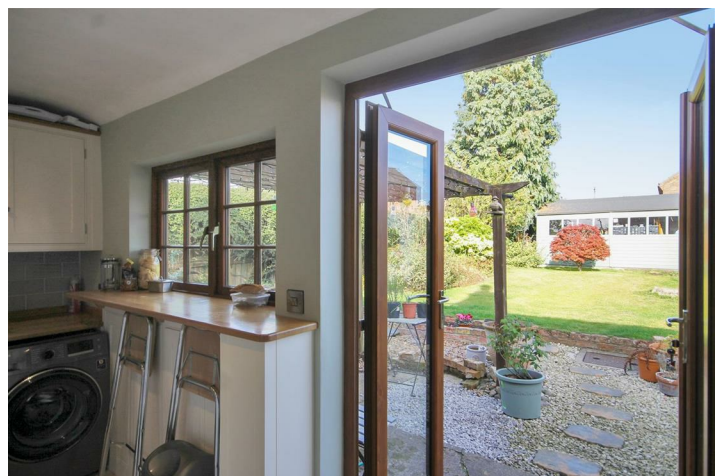
With double glazed window to the front elevation, television point, painted beamed ceiling and recessed multi-fuel stove.



KITCHEN

12'9" x 6'0" (3.89m x 1.83m)

Including a hand crafted, bespoke fitted range of wall and base units incorporating wood work surfaces, Smeg cooker, tiled splashbacks, Belfast sink unit, space & plumbing for a washing machine, motion sensitive underlighting, plate rack, extractor, double glazed window to the rear and double glazed patio doors.



HOUSE BATHROOM/ W.C.

Including a contemporary three piece white suite comprising of a rolled top bath, pedestal wash hand basin, low level w.c., tiled walls, tiled floor, extractor fan and double glazed windows to the rear elevation.



FIRST FLOOR LANDING

With doors to all rooms and double glazed window to the rear.

BEDROOM 1

13'11" x 9'2" (4.24m x 2.79m)

With double glazed window to the front elevation offering a view down the village green.



EN-SUITE SHOWER ROOM/ W.C.

Including a modern white three piece suite comprising of a step in shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls, wall mounted heater, extractor fan and large storage cupboard.



BEDROOM 2

13'1" x 8'9" (3.99m x 2.67m)

With double glazed window to the front elevation, spotlights and telephone point.



BEDROOM 3

9'6" x 6'7" (2.90m x 2.01m)

With double glazed window to the rear elevation and access to the loft space.



EXTERNAL



GARDEN

The garden of the property is predominantly to the rear and consists of a lawn, flower, tree and shrub borders, pergola, trellis with external power point, shed, hedged & fenced boundaries and outside tap. To the side of the property there is a walled garden with gravelled beds and wrought iron gated access. A gravelled pathway leads to the driveway from the rear garden.



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 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.

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 electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE:

WATER METER:

PARKING ARRANGEMENTS:

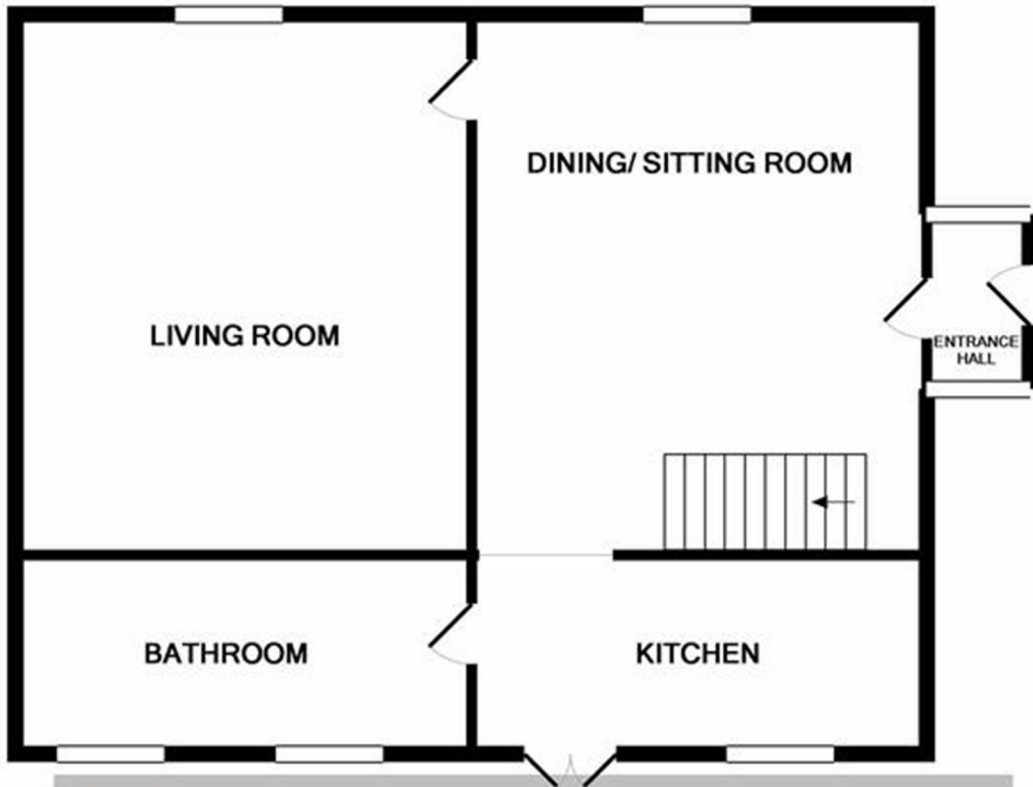
BROADBAND SPEED:

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:

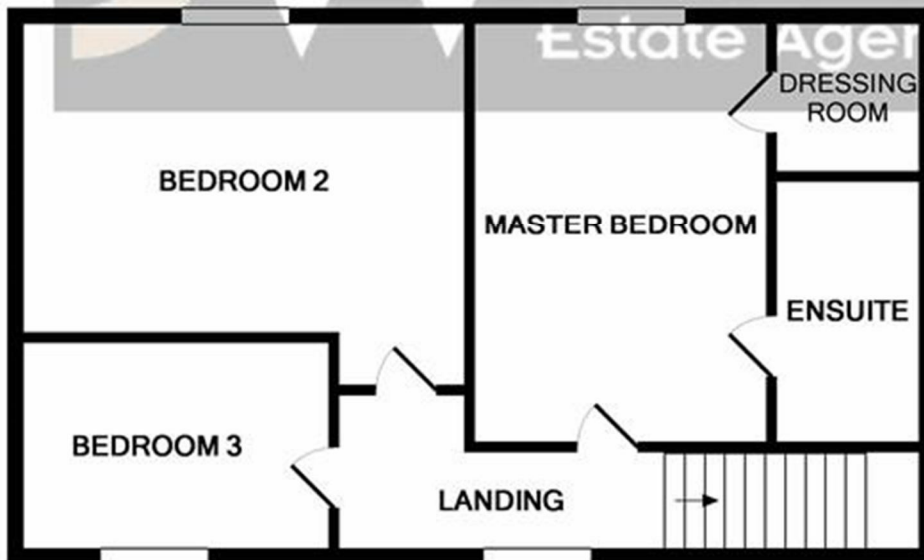
MOBILE PHONE SIGNAL:

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
APPROX. FLOOR
AREA 623 SQ.FT.
(57.9 SQ.M.)

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1ST FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1069 SQ.FT. (99.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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