



James Winn
Estate Agents

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12 Whitelass Close, Thirsk YO7 1FG

An opportunity to purchase this spacious and well-loved home occupying an enviable corner plot. The property is located in a quiet cul-de-sac within close proximity to Thirsk town centre and its local amenities. Over two floors the accommodation comprises a kitchen/dining room, downstairs w.c. and cloakroom, lounge/dining room, a first floor landing, two double bedrooms, a further single bedroom and house bathroom w.c. To the exterior of the property there is a spacious garage with electric, a large wrap-around garden and a driveway with space for two vehicles. With the added benefits of gas central heating and double glazing, viewing is highly recommended to appreciate the size, plot and features of the property. EPC - C. Council Tax Band 'C' NO ONWARD CHAIN

£335,000

LOCATION

Situated within walking distance of the town centre on a small cul-de-sac. 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 urbanisations of Leeds, Teesside, York and Harrogate.

DIRECTIONS

Leaving Thirsk Market Place via Millgate proceed onto St. James Green and take the left hand turn onto Long Street. Follow the road down, taking the next left hand turn onto Shire Road. Take the first right hand turn onto Whitelass Close and follow it round where you will find the property located in the corner on the right hand side.

THE ACCOMMODATION COMPRISES

KITCHEN DINER

16'8" x 12'0" (5.09 x 3.67)

With plumbing for washing machine, one and a half bowl stainless steel sink, base units, electric cooker, rear and side facing double glazed windows, side facing door and a radiator.



CLOAKROOM

7'0" x 10'5" (2.14 x 3.19)

With front facing door, front facing double glazed window and a radiator.



DOWNSTAIRS W.C.

With low level w.c., wash hand basin, side facing double glazed window, storage cupboards, Baxi boiler and a radiator.



LOUNGE

24'2" x 11'7" (7.37 x 3.55)

With rear facing double glazed french doors onto rear garden, wood burning stove, front facing double glazed window, TV point and a radiator.



LANDING

3'7" x 9'4" (1.1 x 2.87)

With rear facing double glazed window.



BEDROOM ONE

9'9" x 11'7" (2.98 x 3.55)

With front and side facing double glazed windows, airing cupboard, storage space and a radiator.



BEDROOM TWO

9'3" x 8'9" (2.82 x 2.68)

With front facing double glazed window, storage cupboard/wardrobe and a radiator.



BEDROOM THREE

6'1" x 8'4" (1.86 x 2.56)

With rear facing double glazed window and radiator.



HOUSE BATHROOM

6'6" x 5'6" (2 x 1.7)

With rear facing double glazed window, low level w.c., wash hand basin, panel bath with electric shower over and a radiator.



FRONT AND SIDE GARDEN

With mostly laid to lawn, mature shrub borders and shed.



REAR GARDEN

With mostly laid to lawn, graveled patio area and mature shrub borders.



DRIVEWAY

With parking for two cars.



GARAGE

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.

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.

VIEWING

Viewing is Strictly By Appointment Only.

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: NO

PARKING ARRANGEMENTS: Driveway and garage.

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.



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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