



James Winn
Estate Agents

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27 Station Road, Thirsk YO7 1QH

*****NO ONWARD CHAIN***** This beautiful, traditional 1930's semi detached property is located in a non-estate position with a view over the racecourse to the front & fields to the rear. The property is situated in an enviable position between Thirsk Market Place & the train station. Over two floors the well presented accommodation comprises of a spacious entrance hall, a lounge with bay window, a dining room, a kitchen with potential utility space, a first floor landing, a master bedroom with bay window & view over the racecourse, a double second bedroom, a single third bedroom, a bathroom and separate w.c.. To the exterior of the property there is an attractive front garden, an enclosed south facing rear garden and a lengthy driveway with parking for multiple cars, leading to the detached garage. With the added benefits of gas central heating, double glazing throughout & no onward chain, viewing is highly recommended to appreciate the size, location and presentation of the accommodation on offer. EPC D COUNCIL TAX BAND 'C'.

£250,000

LOCATION

Situated in a non-estate position with a view to Thirsk racecourse to the front and fields to the rear. The property has superb access to Thirsk train station and a well regarded school. 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 via Station Road proceed past Tesco and the racecourse to where the property is located on the left hand side.

THE ACCOMMODATION COMPRISES OF

ENTRANCE HALL

11'1" x 7'8" (3.38m x 2.34m)

With access to first floor landing, front facing entrance door and a radiator.

LOUNGE

12'11" x 12'5" (3.94m x 3.78m)

With front facing double glazed bay window, feature fireplace, TV point and a radiator.



DINING ROOM

12'5" x 10'9" (3.78m x 3.28m)

With feature fireplace, storage cupboard, rear facing double glazed window and a radiator.



KITCHEN

18'0" x 7'10" (5.49m x 2.39m)

With electric hob and oven, stainless steel sink, base and draw units, plumbing for washing machine, rear and side facing double glazed window, rear facing door to garden and a radiator.



PANTRY

With storage space, electric and side facing double glazed window.

BEDROOM ONE

12'5" x 13'1" (3.78m x 3.99m)

With front facing double glazed bay window, TV point and a radiator.



BEDROOM TWO

12'5" x 11'2" (3.78m x 3.40m)

With fitted storage cupboard housing boiler, rear facing double glazed window looking onto garden and a radiator.

BEDROOM THREE

8'0" x 7'8" (2.44m x 2.34m)

With front facing double glazed window and a radiator.

BATHROOM

5'7" x 7'8" (1.70m x 2.34m)

With wash hand basin, panel bath with shower over, rear facing double glazed window and a radiator.

W.C.

2'9" x 4'5" (0.84m x 1.35m)

With double glazed side facing window and low level w.c.



REAR GARDEN

With patio and laid to lawn.



EXTERNAL

VIEWING

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.

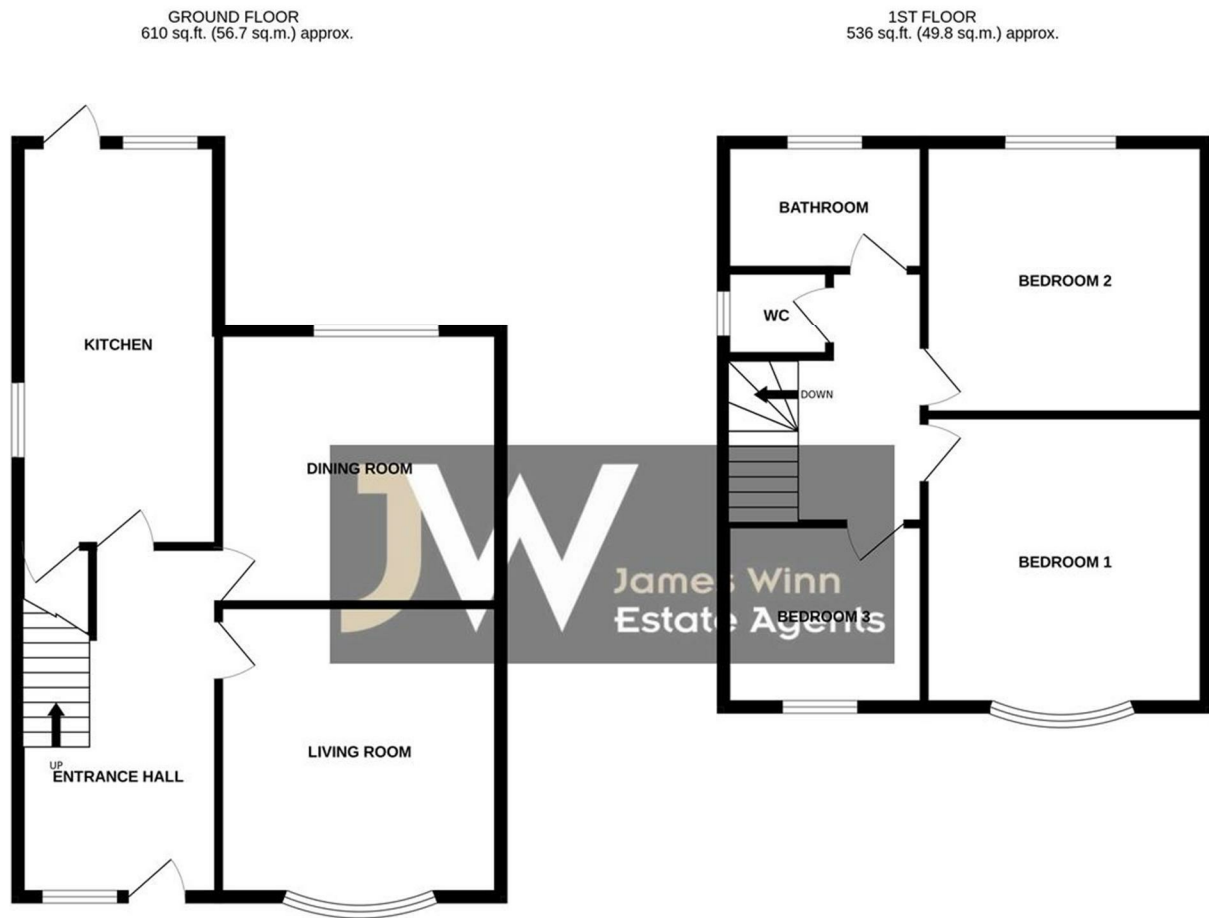
FREE VALUATION

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.

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.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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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