



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

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### **66 Olivette Crescent, Thirsk YO7 1TZ**

An opportunity to purchase this wonderfully presented four bedroom detached home located within a newly built estate within walking distance from Thirsk town centre. The property is well maintained and is ready to be loved by its next owner. The accommodation comprises entrance hallway, lounge, dining kitchen with integrated appliances and French doors onto the rear garden, separate utility room and wc. To the first floor there is the master bedroom with en-suite shower room, three further good sized bedrooms and a house bathroom. Externally the property offers rear garden with laid lawn and decking area, integral garage, driveway with parking for two cars and front garden with laid lawn.

The property must be viewed to appreciate size and interior.

EPC 'B', Council tax band 'D'.

**£375,000**

### LOCATION

Situated within walking distance of the town centre & train station on a recently built development. 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 via Westgate proceed to the mini roundabout and take the 3rd exit onto Station Road. Proceed over the next mini roundabout, turning left onto Edgar Drive then turn right onto Olivette Crescent and follow the road round to find the property located on the right.

### ENTRANCE HALL

With front facing double glazed door, stairs to first floor and radiator.





## LIVING ROOM

15'9" x 10'5" (4.80m x 3.18m)

With front facing double glazed window, TV and radiator.



**KITCHEN DINER**

9'4" x 17'4" (2.84m x 5.28m)

With rear facing double glazed windows and double doors, fitted kitchen comprising base, wall and drawer units, roll edge work tops, built in oven, gas hob and extractor hood, stainless steel sink and drainer, integrated dishwasher and a radiator.



### UTILITY ROOM

5'1" x 6'0" (1.55m x 1.83m)

With side facing external door, base and wall units, roll edge work surface, space and plumbing for washer and dryer and a radiator.



### WC

3'1" x 5'1" (0.94m x 1.55m)

With Rear facing double glazed window, low level WC, pedestal hand wash basin, partly tiled walls and radiator.



### FIRST FLOOR LANDING



### BEDROOM 1

13'1" x 10'5" (3.99m x 3.18m)

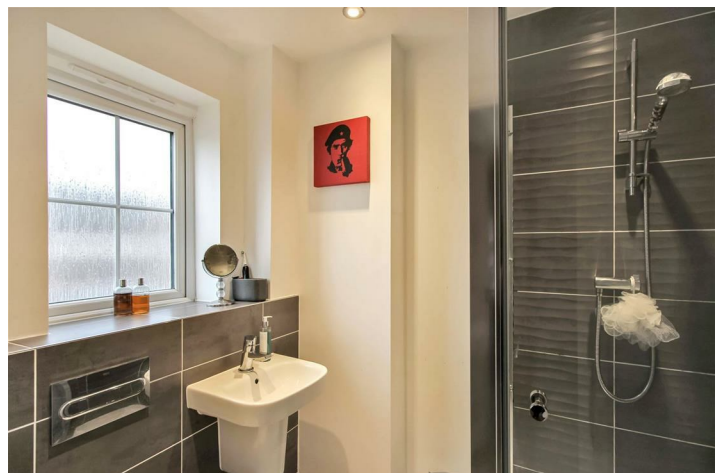
With front facing double glazed windows and a radiator.



### EN SUITE

6'2" x 5'2" (1.88m x 1.57m)

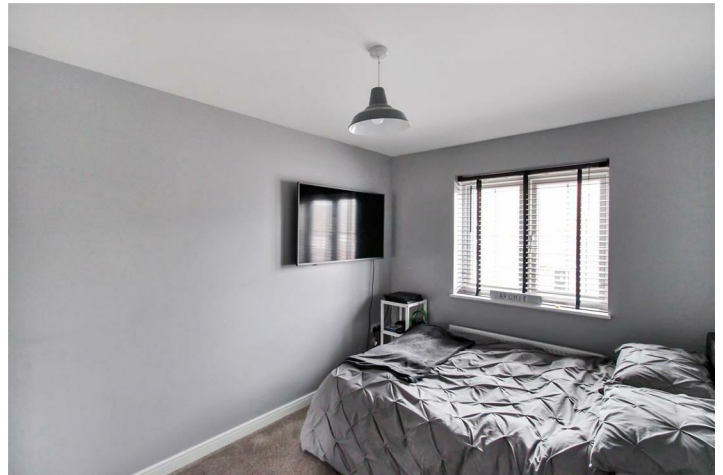
With front facing double glazed window, step in shower cubicle, low level wc, hand wash basin, party tiled walls and heated towel rail.



### BEDROOM 2

10'2" x 7'10" (3.10m x 2.39m)

With front facing double glazed windows and a radiator.



### BEDROOM 3

12'1" x 7'6" (3.68m x 2.29m)

With rear facing double glazed windows and a radiator.



#### BEDROOM 4

10'2" x 7'10" (3.10m x 2.39m)

With rear facing double glazed windows and a radiator.



#### BATHROOM

8'6" x 6'2" (2.59m x 1.88m)

With rear facing double glazed window, three piece bathroom suite consisting of panelled bath with shower above, hand wash basin and low level WC, partly tiled walls and heated towel rail.





## GARDEN

Rear garden with large patio area, laid to lawn and decking area, double electrical sockets on external wall and in decking.





EXTERNAL





## CLAUSES

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.

## VIEWING BY APPOINTMENT

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:** £169.99 for communal gardening services

**WATER METER:** Yes

**PARKING ARRANGEMENTS:** Off Road Parking and Garage

**BROADBAND SPEED:**

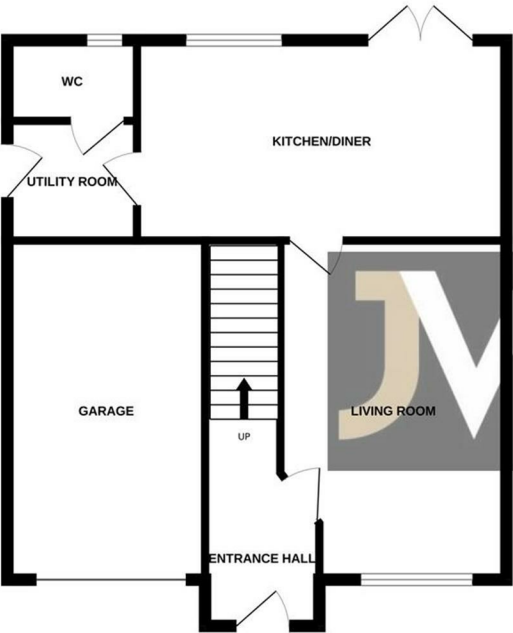
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

**ELECTRIC CAR CHARGER:** n/a

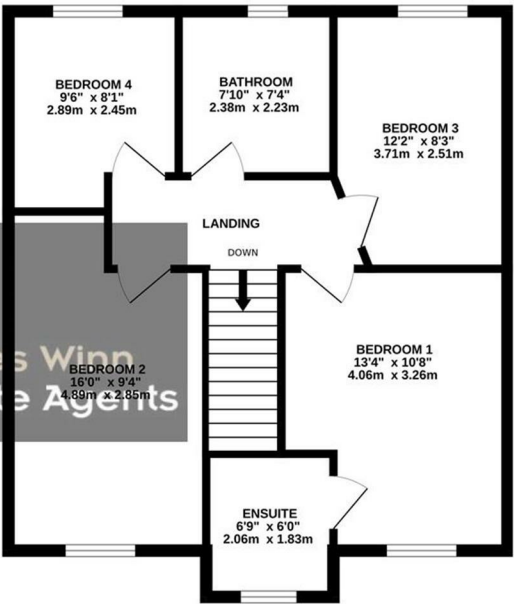
**MOBILE PHONE SIGNAL:** No known issues

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.

GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 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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