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16 Racecourse Mews, Thirsk YO7 1QG

Offered to market with no onward chain, this end-terraced family home located near Thirsk Racecourse. This property is well-situated to access local amenities and nearby commuter links, and boasts spacious accommodation. Via the front door, into a large lounge area with bay window to front aspect. A neutral dining kitchen runs adjacent to the lounge with window to rear aspect and door into the rear garden. To the first floor, there are three well proportioned bedrooms and three-piece house bathroom. Externally, this property benefits from off-street parking, a front area decorated with mature shrubs and an east facing rear garden which borders mature woodland. Please note: there is a right of pedestrian access for the adjoining property through the rear garden. With the added benefit of gas central heating, double glazing and the offer of no onward chain; a physical viewing is advised.

EPC Rating - C
Council Tax Band - C

£180,000

LOCATION

Situated on a private cul-de-sac adjacent to Thirsk's Racecourse. Shops and leisure facilities are all available within the surrounding area. For the commuter, there is access to the A19, A1(M) and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate. Thirsk Train Station is a short walk away offering access to the main 'East Coast' rail line.



DIRECTIONS

Leaving Thirsk via Westgate, proceed to the mini roundabout and take the 3rd exit onto Station Road. Take the left hand turn onto Racecourse Mews and the property will be located halfway down on the right hand side.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

With a glazed entrance door and door to the lounge.

LIVING ROOM

17'8" x 15'8" (5.41m x 4.78m)

With double glazed bay window to the front elevation, television point, coving and a radiator. Spindle bannister staircase to the first floor.



DINING KITCHEN

9'10" x 14'7" (3.00m x 4.47m)

Including a range of wall & base units incorporating rolled edge work surfaces and tiled splashbacks, one and a half bowl sink unit, cooker point, extractor hood & light, space for fridge, space and plumbing for washing machine & dishwasher, radiator, boiler, double glazed window to the rear elevation and a double glazed door to the garden.



LANDING

With double glazed windows to the side elevation, access to the loft space and radiator.

PRIMARY BEDROOM

9'1" x 12'7" (2.79m x 3.84m)

With double glazed window to front elevation, two fitted wardrobes, coving and radiator.



BEDROOM 2

9'1" x 9'3" (2.79m x 2.82m)

Another well proportioned double room, with double glazed window to the rear elevation, fitted wardrobe, coving and radiator.



BEDROOM 3

9'3" x 6'0" (2.84m x 1.85m)

With double glazed window to the front elevation and radiator.



HOUSE BATHROOM

6'0" x 6'0" (1.83m x 1.85m)

A three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level w.c., tiled walls, radiator and double glazed window to the rear elevation.



EXTERNAL

Externally, the property benefits from a driveway to the front of the property for two vehicles, a front area mainly decorated with mature shrubs and a fenced and enclosed east facing rear garden. Please note: there is a right of pedestrian access for the adjoining property through the rear garden.



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 gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Front driveway for two spaces.

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.

DISCLAIMER

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.

VALUATION SERVICES

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.

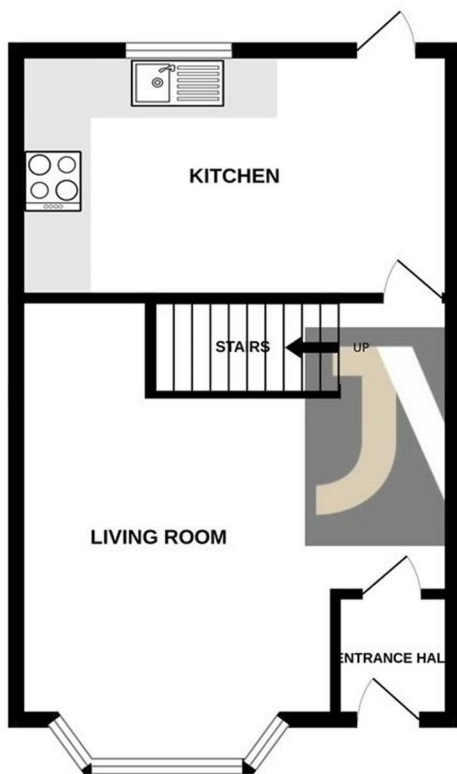
MORTGAGE & FINANCIAL ADVICE

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.

VIEWING

A physical viewing is strictly fulfilled on an appointment only basis.

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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