



James Winn
Estate Agents

Tel: 01845 524488 Fax: 01845 522855

www.jameswinn.co.uk

2 Bakers Alley, 29 Market Place, Thirsk, North Yorkshire, YO7 1HD
thirsk@jameswinn.co.uk



1 Little Green Mews Piper Lane, Thirsk YO7 1GR

A stone's throw from Thirsk Town Centre, this two bedroom end-terraced home on Little Green Mews has a true charm. Built in 2015, Little Green Mews is a quaint development located between St James Green & Long Street, benefitting from spacious accommodation over three floors and a beautiful outlook over the green to the front.

On entering via the front door, the ground floor first features a utility room; with a downstairs toilet, and has plumbing for washing machine and storage under the wood effect worktop. The garage is integral and can be accessed via the ground floor or externally. The garage has an electric door making it a useable storage space or suitable for off street parking for a car. It further benefits from power and lighting.

To the first floor, a large sitting room overlooks the green to the front of the home, abundant in space for a dining table and sitting room furniture. The wooden floor continues into the kitchen, which has dual aspect windows which fills the space with natural light, which is fitted with integral dishwasher, fridge, electric oven and gas hob. The wood effect flooring complements the neutral and contemporary tones of the cabinetry.

The top floor, houses the two bedrooms and house bathroom. The main bedroom has dual aspect windows, with plentiful room for freestanding furniture. The second bedroom is fully carpeted and has a Velux window to the ceiling. The bathroom is a three-piece, white bathroom suite with a shower over the bath, half tiled walls which are easy to maintain, wash hand basin and W.C.

Council Tax Band - C EPC- C

£220,000

LOCATION

A stone's throw from Thirsk Town Centre, this two bedroom end-terraced home on Little Green Mews has a true charm. Built in 2015, Little Green Mews is a quaint development located between St James Green & Long Street.

DIRECTIONS

From Thirsk Town Centre, follow the bridge over to St James Green, making a right hand turn at the bend. Follow the road to the left, where Little Green Mews is located at the right hand side, over the green.

THE ACCOMMODATION



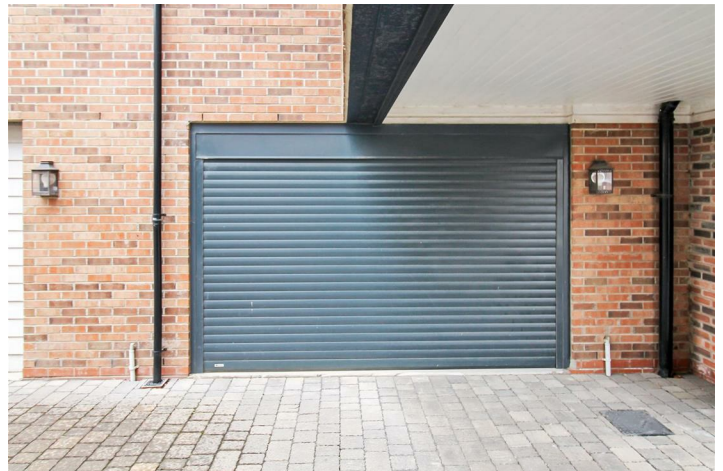
ENTRANCE HALL

On entering the property, you are welcomed into the hall, with access to downstairs rooms and stairs to the first floor.

GARAGE

15'9" x 11'11" (4.80m x 3.63m)

The garage is integral and can be accessed via the ground floor or externally. The garage has an electric door making it a useable storage space or suitable for off street parking for a car. It further benefits from power and lighting.



UTILITY ROOM

9'5" x 5'2" (2.87m x 1.57m)

A utility room; with a downstairs toilet, and has plumbing for washing machine and storage under the wood effect worktop.



KITCHEN

10'2" x 9'6" (3.10m x 2.90m)

The kitchen, which has dual aspect windows fills the space with natural light and is fitted with integral dishwasher, fridge, electric oven and gas hob. The wood effect flooring complements the neutral and contemporary tones of the cabinetry.



LOUNGE

17'11" x 15'4" (5.46m x 4.67m)

A large sitting room overlooks the green to the front of the home, abundant in space for a dining table and sitting room furniture.



PRIMARY BEDROOM

9'10" x 11'5" (3.00m x 3.48m)

The main bedroom has dual aspect windows, with plentiful room for freestanding furniture.



BEDROOM 2

6'5" x 12'5" (1.96m x 3.78m)

The second bedroom is fully carpeted and has a Velux window to the ceiling.



BATHROOM

8'2" x 5'6" (2.49m x 1.68m)

The bathroom is a three-piece, white bathroom suite with a shower over the bath, half tiled walls which are easy to maintain, wash hand basin and W.C.



EXTERNAL

Externally, there is space for on-street parking to the front. The public green at the front can be a great area for children to play, whilst still being able to keep a close eye via windows to the front.



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: There is a management company who oversee the communal maintenance and accounts for the neighboring properties. The fee paid is circa £40 per annum.

WATER METER: Yes

PARKING ARRANGEMENTS: Parking in garage, and on-street.

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.

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.

VIEWING

Viewing strictly by appointment.

VALUATION SERVICES

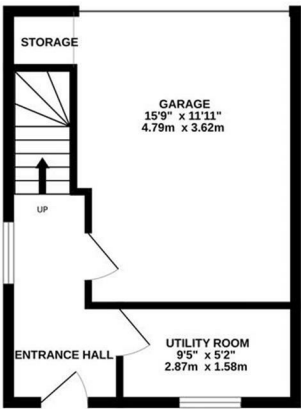
If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

MORTGAGE 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.

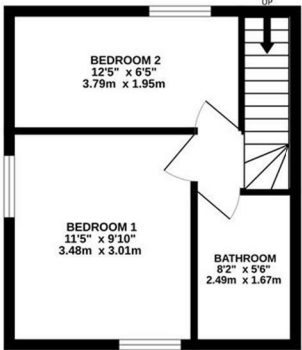
GROUND FLOOR
320 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.9 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.
Made with Metropix ©2025