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22 Chapel Street, Thirsk YO7 1LU

Within walking distance of Thirsk's Market Place, James Winn is pleased to offer these four, two-bedroom terraced homes to market. Recently converted from the old printer works, these terraced homes offer generous accommodation over four levels. Tastefully finished to a high standard, these homes are ready to be moved straight into - with viewing advised to appreciate what is truly on offer.

The entrance is via the first floor, which opens into a contemporary, mews-style kitchen dining area, with newly fitted Howdens suite, with an abundant amount of room for freestanding appliances to be added. A staircase from the kitchen diner leads down to a converted, basement level lounge/bedroom, with walk-on glass skylight overhead. To the second floor, a stylish, three-piece bathroom suite featuring panelled bathtub with shower over, wash hand basin, heated towel rail, wood flooring and W.C. The second bedroom is located to the rear of the property with two clever alcoves for freestanding wardrobes, carpeted flooring, and double glazed window to the rear elevation. Furthermore, there is a closet for storage located to the end of the landing. On the third floor, eaves storage on the left, with a primary bedroom to the right, benefitting from two Velux windows to the front elevation, and a three-piece en-suite consisting of walk-in shower, wash hand basin and W.C.

Furthermore, a bin store has been built-into the end of the row of terraces.

£220,000

LOCATION

Situated only a short stroll from Thirsk Market Place with ample local facilities including shops, supermarkets, doctors and leisure centre all available within walking distance. There are bus services from Thirsk Market Place. Further shops and facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to Leeds, Teesside, York, Harrogate and beyond.

DIRECTIONS

Leaving Thirsk Market Place continue towards Westgate and turn left at the cinema down Chapel Street where the property is located on your right.

THE ACCOMMODATION



KITCHEN DINER

21'9" x 11'1" (6.63m x 3.38m)

A contemporary, mews-style kitchen dining area, with newly fitted Howdens suite, with an abundant amount of room for freestanding appliances to be added. Staircases to the basement and first floor levels, with window to front and rear elevation.



LOUNGE / BEDROOM

21'9" x 11'1" (6.65m x 3.40m)

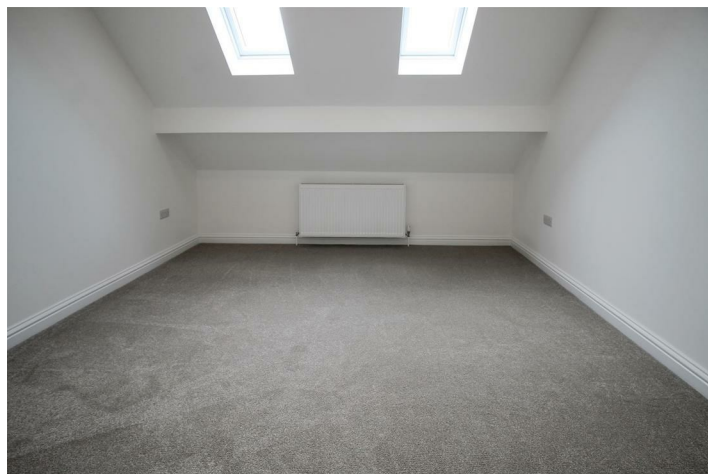
A converted, basement level lounge/bedroom, with walk-on glass skylight overhead.



PRIMARY BEDROOM

12'9"/16'4" x 11'1" (3.89m/4.98m x 3.38m)

A primary bedroom to the right, benefitting from two Velux windows to the front elevation.



EN-SUITE

6'6" x 3'7" (1.98m x 1.09m)

A three-piece en-suite consisting of walk-in shower, wash hand basin and W.C.



BEDROOM 2

12'1" x 11'1" (3.68m x 3.38m)

The second bedroom is located to the rear of the property with two clever alcoves for freestanding wardrobes, carpeted flooring, and double glazed window to the rear elevation.



HOUSE BATHROOM

8'9" x 6'6" (2.67m x 1.98m)

A stylish, three-piece bathroom suite featuring panelled bathtub with shower over, wash hand basin, heated towel rail, wood flooring and W.C. Window to the front elevation.



EXTERNAL

Externally, a bin store has been built-into the end of the row of terraces. The property is in close proximity to the Market Place, with several public areas to park nearby.



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: Yes

PARKING ARRANGEMENTS: No allocated parking area, public parking available nearby.

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.

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

Viewing strictly by appointment.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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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