



James Winn
Estate Agents

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2 Johnson Close, Thirsk YO7 1UF

Within walking distance of Thirsk Market Place, this two bedroom semi-detached bungalow on Johnson Close has been tastefully refurbished and is offered to the market with no onward chain. Situated on this quiet cul-de-sac, this bungalow briefly comprises of: spacious lounge with window to the front aspect, shaker style kitchen with wood worktops and stainless steel tap, hand basin and drainer, primary bedroom with window to the rear aspect, secondary bedroom with window to rear aspect, and three-piece bathroom featuring panelled bath with shower over, hand basin and W.C. Externally, there is a garden to both front and rear, with a driveway for several vehicles and single garage. Further note: this property has been recently carpeted and re-decorated throughout.

Council Tax Band- C
EPC- D

£220,000

LOCATION

Situated within walking distance of the town centre on a small, quiet residential cul de sac, with play park & direct access to Long Street. 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 Millgate proceed through St James Green and turn Right at the mini roundabout onto Long Street. Take the left hand turn onto Rymer Way and follow the road, turn left onto Johnson Close to where the property is located on the left hand side.

THE ACCOMMODATION



LOUNGE

19'6" x 10'4" (5.94m x 3.15m)

To the front of the property, with radiator and window to front aspect.



KITCHEN

10'5" x 7'4" (3.18m x 2.24m)

A shaker style kitchen with wood worktops and stainless steel tap, hand basin and drainer.



PRIMARY BEDROOM

11'8" x 9'1" (3.56m x 2.77m)

Located to the rear of the property, with radiator and window to rear aspect.



BEDROOM 2

8'10" x 8'7" (2.69m x 2.62m)

Located to the rear of the property, with radiator and window to rear aspect.



BATHROOM

6'2" x 5'6" (1.88m x 1.68m)

Three-piece bathroom featuring panelled bath with shower over, hand basin and W.C.



EXTERNAL

Externally, there is a garden to both front and rear, with a driveway for several vehicles and single garage.



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: Garage & off-street parking.

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.

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.

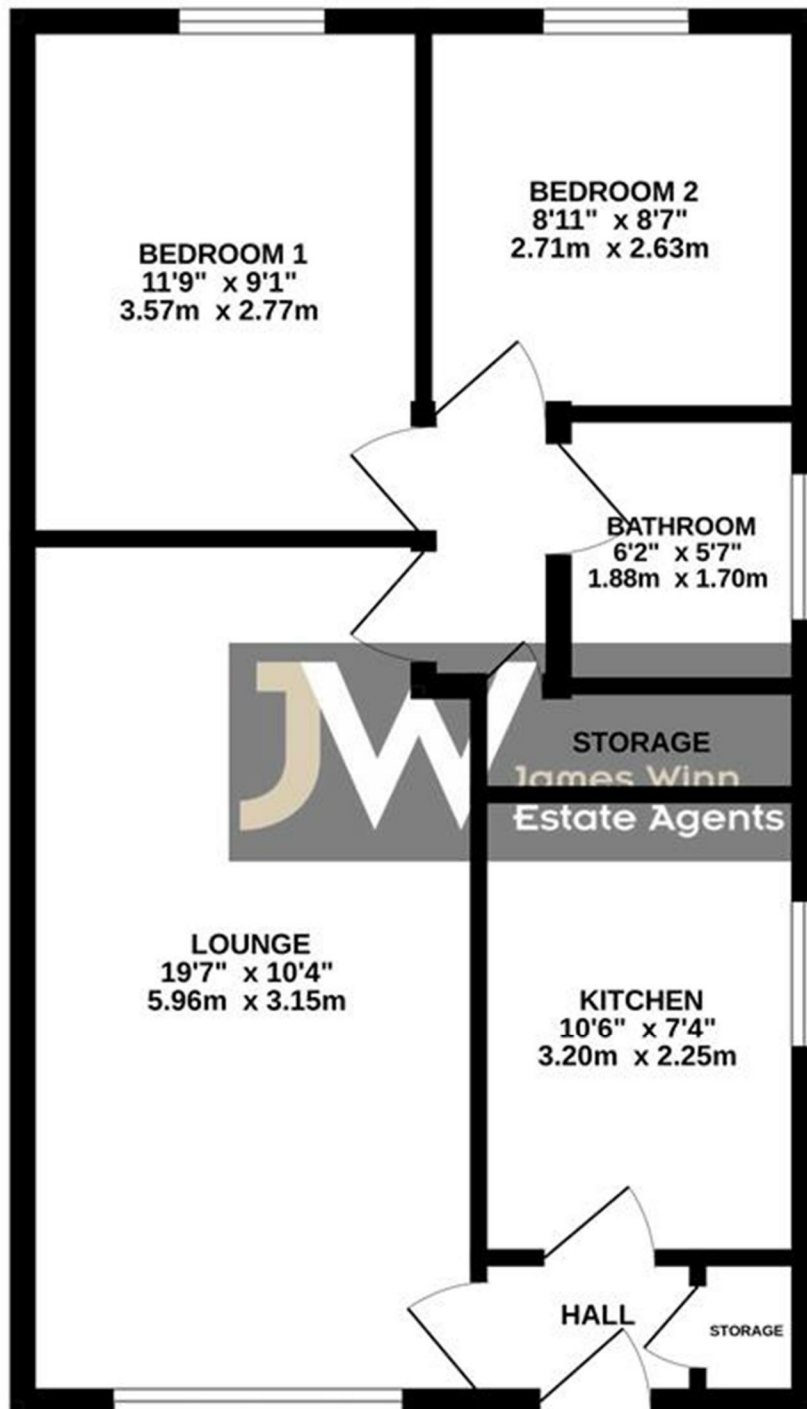
MORTGAGE & FINANCIAL ADVICE

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.

GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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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