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41 Racecourse Mews, Thirsk YO7 1QG

Situated on a popular residential estate, located just off of Station Road, this refurbished three bedroom end terrace property in central Thirsk is offered to the market with no onward chain. Sitting just a short walk from Thirsk town centre, opposite the town's historic racecourse, the property is close to shops, amenities and good local schools. Recently fully refurbished, including a recent kitchen, new bathroom and fully decorated from top to bottom, this home is ideal as a first time purchase or as a turn-key residential let. Internally, the accommodation consists of an entrance hall, spacious lounge and kitchen breakfast room to the ground floor. The first floor holds three bedrooms and a house bathroom. Externally the property offers lawned gardens front and rear with residents parking.

Council Tax Band - C
EPC - C

£196,000

LOCATION

Situated on a cul de sac opposite Thirsk racecourse within walking distance of the town centre and close to the school and local supermarkets. 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, Teeside, 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 the Racecourse Mews and take the left hand turn to where you will find the house located on the left hand side.

THE ACCOMMODATION

ENTRANCE HALL

With UPVC double glazed front door.

LOUNGE

15'7" x 13'2" (4.75m x 4.01m)

With UPVC double glazed front bay window, stairs to first floor with cupboard beneath and radiator.



KITCHEN DINER

8'11" x 15'7" (2.72m x 4.75m)

With rear facing UPVC double glazed window & door, range of base, wall & drawer units, worktops over, stainless steel sink & drainer, gas hob, electric oven, plumbed for washing machine and radiator.



LANDING

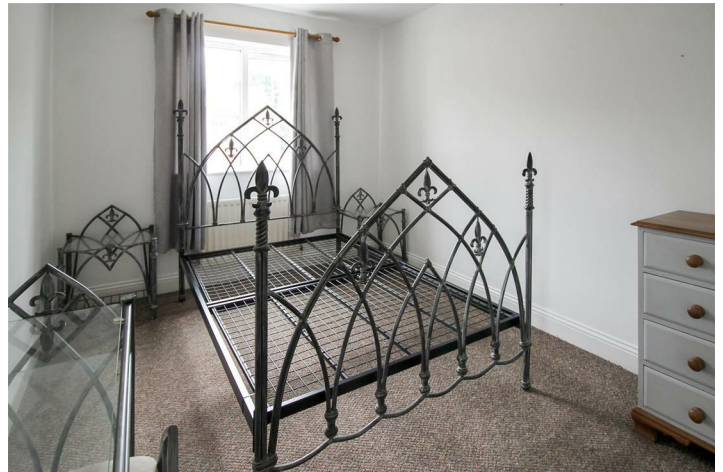
With side facing UPVC double glazed window.



PRIMARY BEDROOM

12'8" x 8'11" (3.86m x 2.72m)

With front facing UPVC double glazed window, fitted storage and radiator.



BEDROOM 2

9'1" x 9'1" (2.77m x 2.77m)

With rear facing UPVC double glazed window, fitted storage and radiator.



BEDROOM 3

9'3" x 6'5" (2.82m x 1.96m)

With front facing UPVC double glazed window and radiator.



BATHROOM

5'7" x 6'5" (1.70m x 1.96m)

With rear facing UPVC double glazed window, panelled bath with shower & screen over, pedestal wash hand basin, low level WC, part tiled walls and radiator.



EXTERNAL

With lawned gardens front and rear, stone patio to rear and residents parking space.



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: Private, residents 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. 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 adviser based in Northallerton. 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 is Strictly By Appointment Only.

GROUND FLOOR

1ST FLOOR



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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