

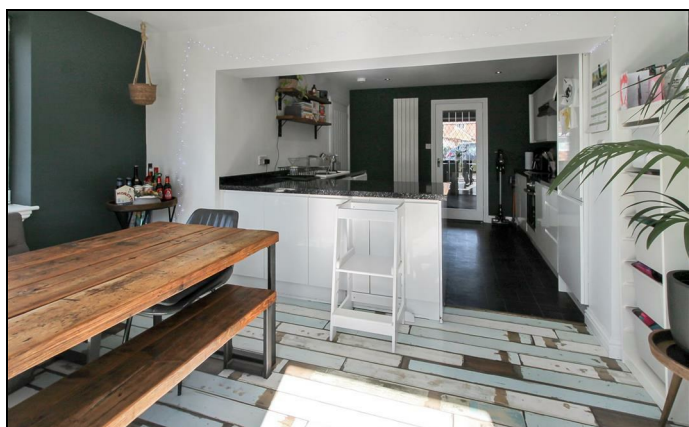


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## **12 Shire Road, Thirsk YO7 1FE**

Situated on a private residential cul-de-sac, this three-bedroom semi-detached home has been thoughtfully extended to the rear creating a modern and contemporary, open-plan kitchen dining area, overlooking a far-extending, south facing rear garden. Over two levels, this property offers generous accommodation. On entering via the front, a left turn into the lounge with bay window with a wood burning stove. The kitchen is equipped with an integrated fridge freezer and dishwasher, inductor hob with extractor over, breakfast bar, an abundance of wall of base units, and has been extended to create an open-plan dining room. Off of the kitchen, is a further downstairs W.C. and storage under-stairs. Via the first floor is access to the three bedrooms and bathrooms. The primary bedroom is located to the rear of the property with a view over the garden, whilst the second bedroom is located to the front. The third bedroom is a single room, located to the front of the property. The house bathroom has been renovated to create a stylish three-piece suite consisting of panelled bathtub with 'rainfall' effect shower over, wash hand basin and W.C. Externally, the rear garden is south-facing, private and enclosed, and is mainly laid to lawn with a raised decking area. The rear garden extends down to the bordering fields, with views towards the Church. To the front, the property benefits from a gravelled driveway suitable for three vehicles, plus access to a single detached garage.

**£270,000**

### LOCATION

Situated within walking distance of the town centre on a residential cul de sac backing onto countryside. 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 Market Place via Millgate proceed into St. James Green and take the left hand turn onto Long Street and follow the road taking the next left hand turn onto Shire Road. Follow the road around to the left to where the property is located on the right hand side.

### THE ACCOMMODATION



### LIVING ROOM

13'6 x 12'3 (4.11m x 3.73m)

With double glazed bay window to the front elevation, recessed log burner, television point, spotlights and radiator.





## KITCHEN DINER

12'0" x 11'1" (3.66m x 3.40m)

Including a fitted range of wall and base units incorporating rolled edge work surfaces, ceramic sink unit with mixer taps over, integrated electric oven & hob, extractor hood & light, integrated dishwasher, integrated fridge freezer, LED kickspace lighting, plumbing for washing machine, glazed door to the lounge, door to inner hall and open to:



### DINING ROOM

13' x 11'6" (3.96m x 3.51m)

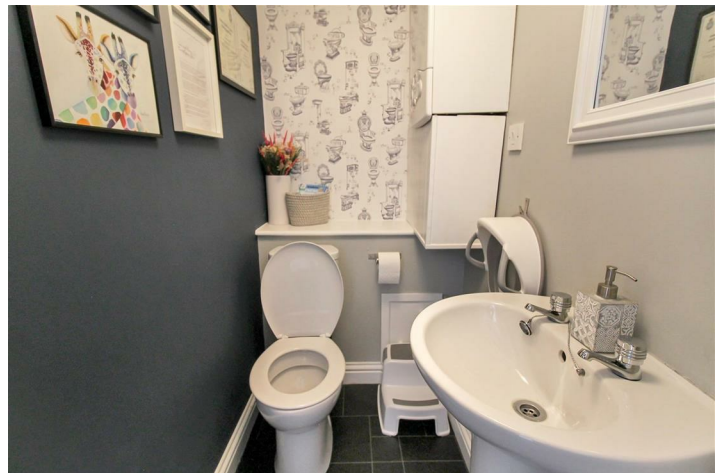
With double glazed doors to the garden, double glazed windows to the side & rear elevations and radiator. Open to kitchen.



### DOWNSTAIRS W.C.

3'5" x 5'3" (1.049m x 1.612m)

With modern white suite comprising of a low level w.c., hand basin and boiler.



### LANDING

With double glazed window to the side elevation and access to the loft.

### PRIMARY BEDROOM

13'1 x 9'10 (3.99m x 3.00m)

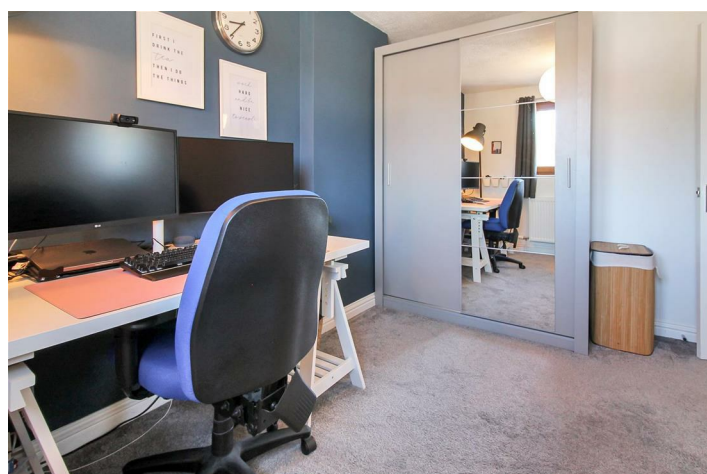
With double glazed window to the rear elevation, radiator, television points and open views across fields to the Church.



### BEDROOM 2

11'5 x 9'8 (3.48m x 2.95m)

With double glazed window to the front elevation, television point and radiator.





### BEDROOM 3

7'9" x 6'8" (2.36m x 2.03m)

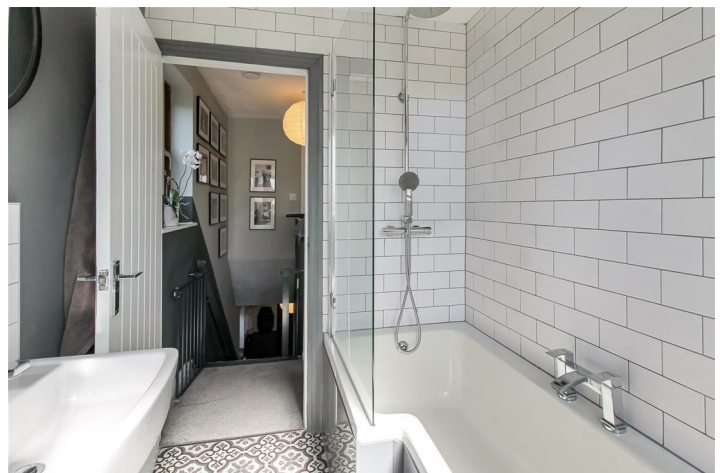
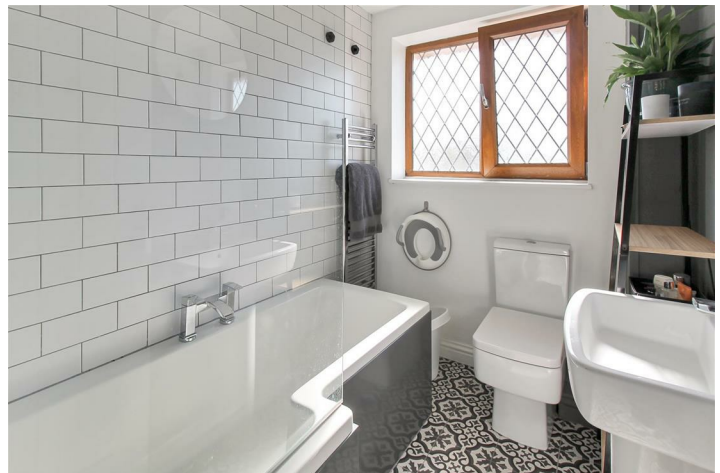
With double glazed window to the front elevation and radiator.



### HOUSE BATHROOM

5'8" x 7'3" (1.728m x 2.228m)

The house bathroom has been renovated to create a stylish three-piece suite consisting of panelled bathtub with 'rainfall' effect shower over, wash hand basin and W.C., vertical heated towel rail, extractor, spotlights and double glazed window to the rear elevation.





**EXTERNAL**

Externally, the rear garden is south-facing, private and enclosed, and is mainly laid to lawn with a raised decking area. The rear garden extends down to the bordering fields, with views towards the Church. To the front, the property benefits from a gravelled driveway suitable for three vehicles, plus access to a single detached garage with a roller door, light and power. Door to side and single glazed window.



**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 off-street parking, garage.

**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 is Strictly By Appointment Only.



GROUND FLOOR  
APPROX. FLOOR  
AREA 836 SQ.FT.  
(77.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 436 SQ.FT.  
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1271 SQ.FT. (118.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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