



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



Woodstock Long Street, Topcliffe Thirsk YO7 3RW

'Woodstock' is a substantial detached bungalow, privately tucked away off Back Lane in the well-served village of Topcliffe. On entering via the front door, a left hand turn from the hallway, opens in a large, open-plan lounge/dining room with wood-burning stove, and patio doors exiting out onto the rear garden. The kitchen dining room has been tastefully improved, with an abundance of wall and base units, wood-effect worktops, stainless steel tap, sink and drainer, in-set lighting, and freestanding appliances. Through the kitchen, into a separate utility room with freestanding white goods, and a separate cloakroom/W.C. Through the utility room, a separate office/store/pantry, with window to the rear elevation and access into the garage. The primary and secondary bedrooms can both be located to the front of the property, both doubles in size, with windows and radiators to the front aspect. The third bedroom is located centrally, with window and radiator to the side aspect. The bathroom is a generously proportioned four-piece suite, featuring a panelled bathtub, part-tiled walls, walk-in shower with screen, wash hand basin and vanity unit and W.C. Externally, the bungalow benefits from a single garage and gravelled, off-street parking for several vehicles to the right hand side. Furthermore, the home is set within mature gardens to the side and rear, with private, hedged borders. The property is in easy walking distance of the doctors surgery, a shop, a public house & countryside and has the benefit of gas central heating & double glazing.

Council Tax Band - E

EPC - C

£400,000

LOCATION

Situated within the village of Topcliffe which offers two public houses, a school, a post office/ village shop and a doctors surgery. 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 the A168 take the first turning into Topcliffe and proceed along the main street. Take a right hand turn onto Back Lane, where the property is located on the left hand side.

THE ACCOMMODATION



ENTRANCE HALL

With double glazed entrance door, access to the loft space via ladders and double cupboards.

LOUNGE / DINING ROOM

23'9" x 10'9" / 15'3" x 11'8" (7.26m x 3.28m / 4.67m x 3.56m)

A large, open-plan lounge/dining room with wood-burning stove, patio doors exiting out onto the rear garden, double glazed window to the rear, double glazed bay window to the side, television point and two radiators.



KITCHEN DINER

13'3" x 12'2" (4.06m x 3.71m)

The kitchen dining room has been tastefully improved, with an abundance of wall and base units, wood-effect worktops, stainless steel tap, sink and drainer, in-set lighting, freestanding appliances, radiator and double glazed window to the side.



UTILITY ROOM

With space & plumbing for a washing machine and boiler.



OFFICE / PANTRY / STORE

11'10" x 7'4" (3.63m x 2.26m)

With double glazed window to the rear and door to the garage.



CLOAKROOM / W.C.

With double glazed window to the side elevation, low level w.c. and hand basin.



PRIMARY BEDROOM

13'3" x 10'9" (4.06 x 3.30)

With double glazed window to the front elevation, coving to the ceiling and radiator.



BEDROOM 2

11'1" x 9'6" (3.38m x 2.90m)

With double glazed window to the front elevation and radiator.



BEDROOM 3

8'11" x 8'2" (2.72m x 2.51m)

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



BATHROOM

The bathroom is a generously proportioned four-piece suite, featuring a panelled bathtub, part-tiled walls, walk-in shower with screen, wash hand basin and vanity unit and W.C.



FURTHER NOTE

The property has a boarded loft with light running its full length with access gained via a pull down ladder. This may offer a buyer potential to extend into the space subject to the relevant permissions being granted.

EXTERNAL

Externally, the bungalow benefits from a single garage (3.68m x 5.54m / 12'0" x 18'2") and gravelled, off-street parking for several vehicles to the right hand side.



GARDENS

The home is set within mature gardens to the side and rear, with private, hedged borders.



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.

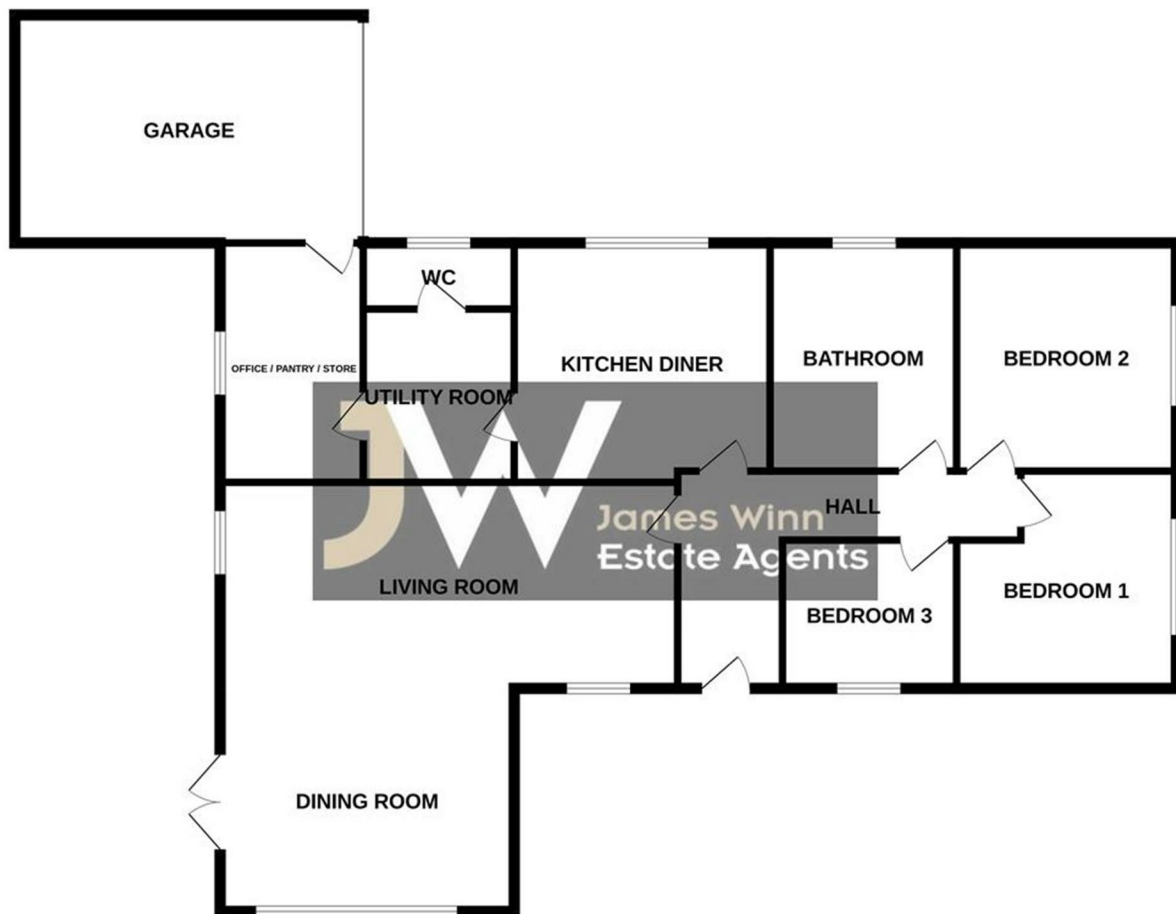
MORTGAGE & FINANCIAL SERVICES

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.

VIEWING

Viewing strictly by appointment.

GROUND FLOOR
1552 sq.ft. (144.2 sq.m.) approx.



TOTAL FLOOR AREA : 1552 sq.ft. (144.2 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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