

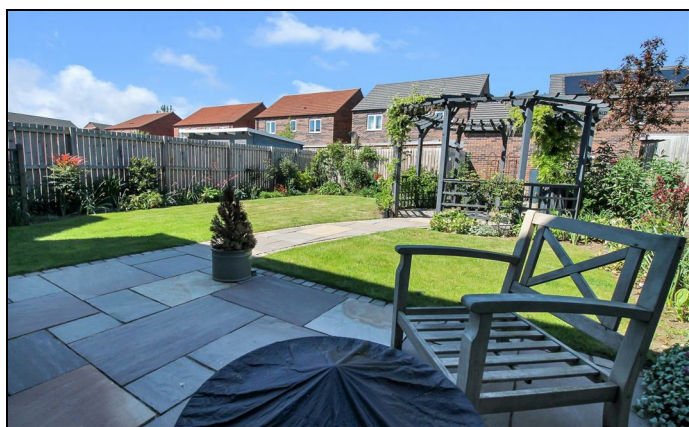


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## **72 Olivette Crescent, Thirsk YO7 1TZ**

Located in the highly desirable Bellway development, just moments from Thirsk Market Place and the train station, this executive four-bedroom detached home on Olivette Crescent offers spacious and versatile living across two floors, complete with a beautifully maintained rear garden. Upon entering through the front door, into a bright and airy hallway which leads right into the generously sized living room, tastefully decorated in neutral tones, featuring a front-facing window that fills the space with natural light. To the rear, the expansive kitchen diner spans the full width of the property, boasting a large window and French doors that open onto the garden. The kitchen is well-appointed with a range of wall and base units, integrated appliances, wood-effect worktops, and laminate wood flooring. A convenient downstairs W.C. completes the ground floor. Upstairs, the impressive primary bedroom includes built-in wardrobes and a sleek three-piece en-suite with a walk-in shower, wash basin, and W.C. The second bedroom features a built-in storage closet and room for freestanding furniture. The third bedroom is currently used as a home office with bespoke desk space in-built, whilst the fourth bedroom enjoys garden views with a window to the rear. The main bathroom is fitted with a modern three-piece suite including a panelled bath with shower over, tiled walls and wash hand basin, and W.C. Outside, the private garden is perfect for entertaining or relaxing, with a patio seating area, lawn, and a charming paved pagoda. The property also benefits from a driveway offering ample off-street parking, an EV charger, a single garage with up-and-over front door access, and the remainder of a 10-year NHBC warranty.

Council Tax Band - D / EPC Rating - B.

**£385,000**



### LOCATION

Situated within walking distance of the town centre & train station on a recently built development. 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 Westgate proceed to the mini roundabout and take the 3rd exit onto Station Road. Proceed over the next mini roundabout, turning left onto Edgar Drive. Follow this road to the right, followed by a left, following the road round onto Olivette Crescent, where the property is located on the left.

### THE ACCOMMODATION



## LIVING ROOM

15'8" x 10'4" (4.79m x 3.15m)

The generously sized living room, tastefully decorated in neutral tones, featuring a front-facing window that fills the space with natural light. Radiator to the front.



**KITCHEN DINER**

26'4" x 10'5" (8.03m x 3.18m)

The expansive kitchen diner spans the full width of the property, boasting a large window and French doors that open onto the garden. The kitchen is well-appointed with a range of wall and base units, integrated appliances, wood-effect worktops, and laminate wood flooring. Radiator in dining room section.

**DOWNSTAIRS W.C.**

5'3" x 2'10" (1.61m x 0.88m)

A downstairs W.C. with wash hand basin.





### PRIMARY BEDROOM

15'8" x 13'6" (4.79m x 4.13m)

The impressive primary bedroom includes built-in wardrobes with front facing window and radiator.



### EN-SUITE

9'5" x 6'2" (2.88m x 1.88m)

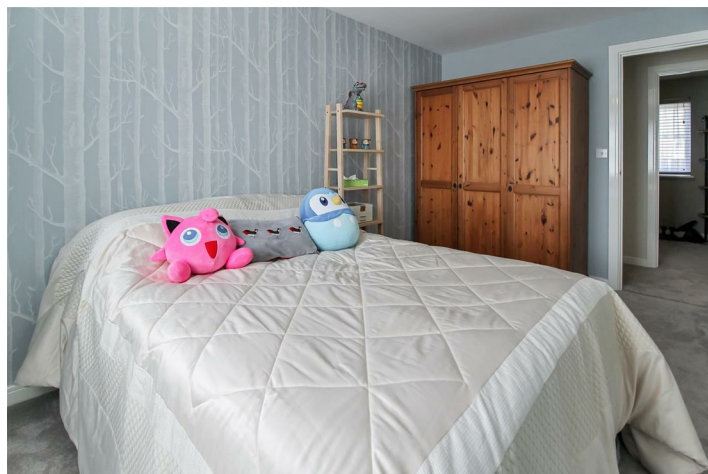
A sleek three-piece en-suite with a walk-in shower, part-tiled walls, wash basin, and W.C.



### BEDROOM 2

13'2" x 9'10" (4.02m x 3.01m)

The second bedroom features a built-in storage closet and room for freestanding furniture. Window and radiator to front aspect.



### BEDROOM 3

10'5" x 10'4" (3.18m x 3.15m)

The third bedroom is currently used as a home office with bespoke desk space in-built, window and radiator to rear.



### BEDROOM 4

9'10" x 6'9" (3.01m x 2.06m)

The fourth bedroom enjoys garden views with a window to the rear.



## BATHROOM

6'9" x 6'2" (2.06m x 1.88m)

The main bathroom is fitted with a modern three-piece suite including a panelled bath with shower over, tiled walls and wash hand basin, and W.C.





**EXTERNAL**

Outside, the private garden is perfect for entertaining or relaxing, with a patio seating area, lawn, and a charming paved pagoda. The property also benefits from a driveway offering ample off-street parking, an EV charger, a single garage with up-and-over front door access, and the remainder of a 10-year NHBC warranty.





**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:** £170 per annum for maintenance of communal grounds and playground.

**WATER METER:** Yes

**PARKING ARRANGEMENTS:** Private off-street parking, single 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:** Yes

**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 on appointment basis.

GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.

1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 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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