



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



1 Green Lane, Kirby Wiske YO7 4ET

This pretty end terrace cottage is situated in the peaceful village of Kirby Wiske between Thirsk & Northallerton, ideal for those who want to live in a relaxed environment but with terrific road links. The property offers good sized accommodation on two levels to include an entrance hall with stained glass window, a lounge with log burner, a modern fitted dining kitchen, a conservatory, a landing, two first floor double bedrooms and a modern house bathroom. To the exterior of the property there is a rear workshop and a good sized, attractive rear garden. With the benefits of double glazed windows (Excluding the stained glass) & Oil central central heating, viewing is recommended to appreciate the size, aspect, charm and location of the accommodation on offer. EPC E, council tax band B.

£255,000

LOCATION

Situated in the picturesque village of Kirby Wiske between Northallerton and Thirsk within the catchment of South Otterington school. The adjacent village of Maunby has a good public house ran by locals and there is good walking to be had around the village and Kirby Wiske is also home to the Bird of Prey Conservation centre which has a snack bar and gift centre. 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

From Thirsk proceed onto Newsham Road and take the right hand turn onto the A167. Take the left hand turn into Kirby Wiske going over the bridge, follow the road round and take the left hand turn onto Green Lane the property is situated on the left hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With double glazed entrance door, stained & leaded arched window to the side and staircase to the first floor.

LOUNGE

12' x 12'1 (3.66m x 3.68m)

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



DINING KITCHEN

15'5 x 8'9 (4.70m x 2.67m)

Including a fitted range of wall and base units incorporating rolled edge work surfaces, one and a half bowl ceramic sink unit with mixer taps over, integrated electric double oven & hob, extractor hood & light, dishwasher, space & plumbing for a washing machine, pantry, radiator, double glazed door to the conservatory and windows.



CONSERVATORY

13'10 x 10'8 (4.22m x 3.25m)

With double glazed windows to the rear & side elevations, double doors leading to the rear garden, fitted benched seating with storage and television point.



FIRST FLOOR LANDING

With doors to all rooms.

BEDROOM ONE

12' x 11'11 (3.66m x 3.63m)

With double glazed window to the front elevation, walk-in wardrobe with loft access, television point and radiator.



BEDROOM TWO

8'9 x 8'5 (2.67m x 2.57m)

With double glazed window to the rear elevation and radiator.



SHOWER ROOM/W,C

Including a modern three piece suite comprising of a step in shower cubicle replacing bath, hand basin & hidden cistern w.c., set in cupboards, tiled walls, vertical heated towel rail and double glazed window to the rear elevation.



REAR GARDEN

Very attractive lengthy rear garden with patio section, fencing, lawn, planted beds, workshop and outside tap.



WORKSHOP

17'9 x 7'6 (5.41m x 2.29m)



PARKING

With Off road parking.



EXTERIOR



VIEWING

Viewing is Strictly By Appointment Only.

AGENTS NOTE

Next door (2) has a right of way for bins across the rear.

MORTGAGE 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.

FREE VALUATION

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.

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 electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: No

PARKING ARRANGEMENTS: Off road parking.

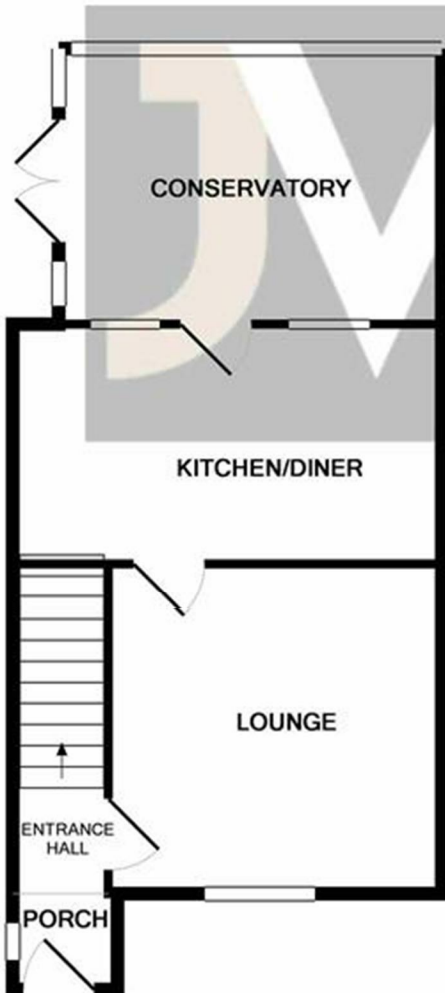
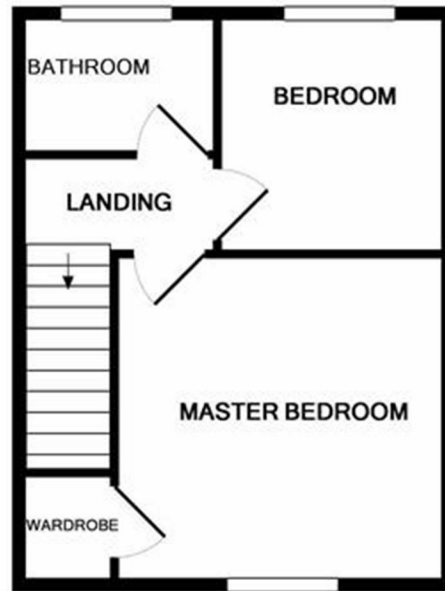
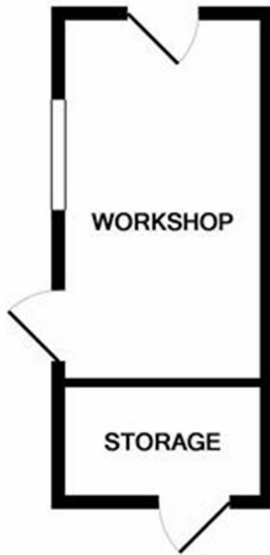
BROADBAND SPEED:

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.



1ST FLOOR
APPROX. FLOOR
AREA 313 SQ.FT.
(29.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 901 SQ.FT. (83.7 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
Made with Metropix ©2018

James Winn
Estate Agents

GROUND FLOOR
APPROX. FLOOR
AREA 588 SQ.FT.
(54.6 SQ.M.)