



**James Winn**  
**Estate Agents**

**Tel: 01845 524488 Fax: 01845 522855**

[www.jameswinn.co.uk](http://www.jameswinn.co.uk)

2 Bakers Alley, 29 Market Place, Thirsk, North Yorkshire, YO7 1HD

[thirsk@jameswinn.co.uk](mailto:thirsk@jameswinn.co.uk)



### **4 Old Mill Row, Barbeck, Thirsk YO7 1UQ**

Available to purchase is this well located two bedroom semi detached house on Old Mill Row in Thirsk. Situated just a short walk from Thirsk market centre and other local shops this property is a perfect purchase for investors or someone looking to start on the property ladder. With internal accommodations consisting of an entrance porch, lounge/diner, kitchen, first floor landing, two good sized double bedrooms and a modern house bathroom/w.c. Externally is a good sized laid lawn with gated side access and a detached single garage with off street parking for two vehicles.

EPC Rating - D

Council Tax Band - B

**Offers Over £185,000**

## LOCATION

Situated within easy walking distance of the town centre. 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 car proceed along Millgate and through St James Green until you get to the mini roundabout. Turn right at the mini roundabout and take the left hand turn onto Rymer Way. To where the property is located on the left hand side.

## ENTRANCE HALL

3'3" x 3'1" (1.00 x 0.96)

## LOUNGE DINER

11'8" x 19'8" (3.56 x 6.01)

With a front facing UPVC double glazed box bay window, under stairs cupboard, TV point, stairs to first floor and a radiator.



## KITCHEN

7'6" x 11'7" (2.30 x 3.55)

With a rear facing UPVC double glazed window, rear facing door, laminate flooring, stainless steel sink & drainer, wall drawer & floor units, plumbing for washing machine & dish washer, space for fridge and a radiator.



## FIRST FLOOR LANDING



**BEDROOM ONE**

11'8" x 8'1" (3.57 x 2.47)

With a front facing UPVC double glazed window and a radiator.



**BEDROOM TWO**

11'8" x 10'9" (3.56 x 3.30)

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



**BATHROOM/W.C**

5'6" x 6'5" (1.69 x 1.97)

With a side facing UPVC double glazed window, pedestal wash hand basin, low levelled w/c, panelled bath with shower over, tiled wall & floor and a heated towel rail.



**GARDEN**

With mostly laid lawn, stone patio, external tap and side gated access.



**GARAGE**

With an up and over door and lighting.

**EXTERNAL**



## CLAUSES

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.

## PLEASE NOTE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

## 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 BY APPOINTMENT

Viewing is Strictly By Appointment Only.

## 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:** No

**PARKING ARRANGEMENTS:** Parking for two vehicles.

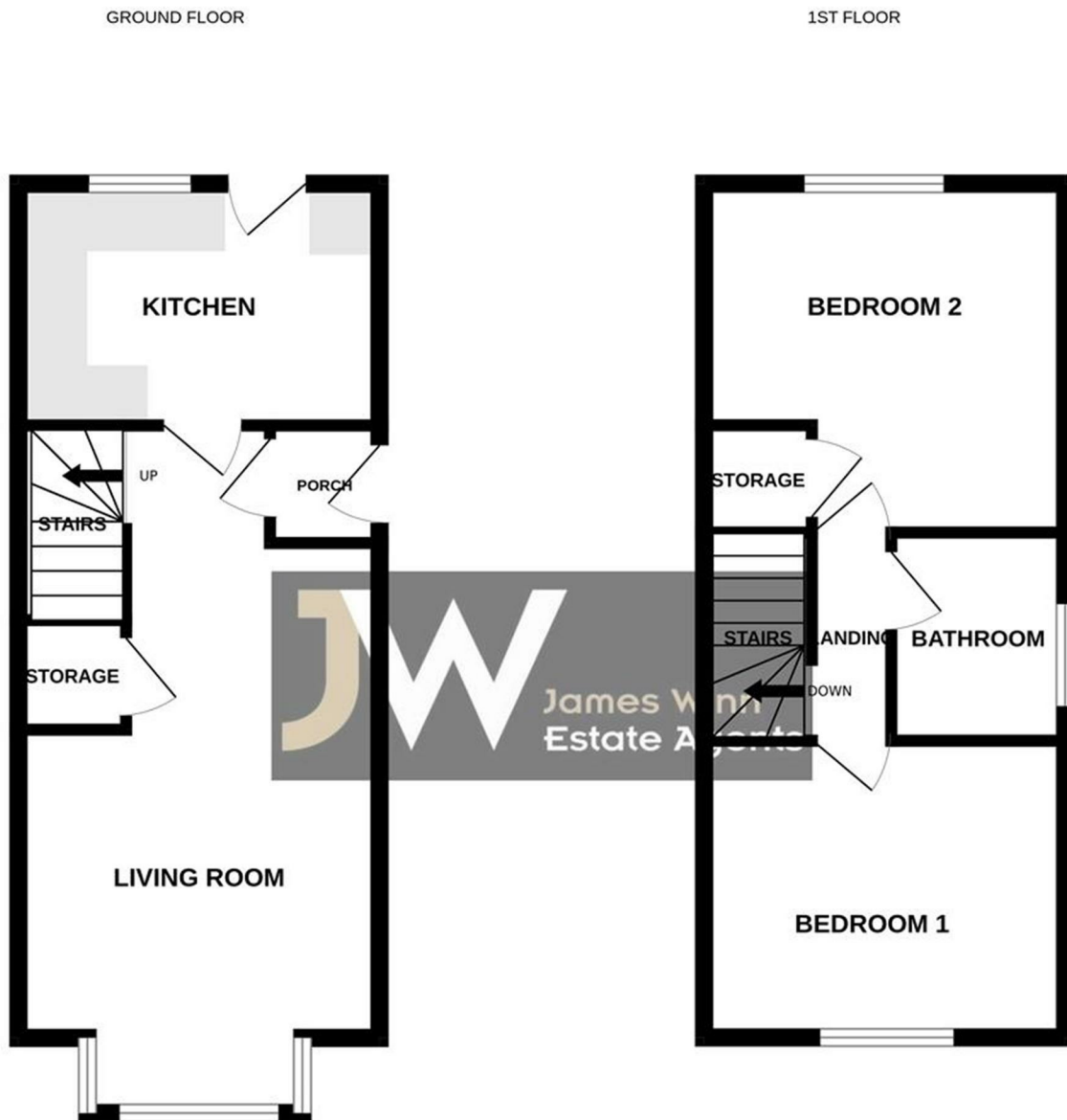
**BROADBAND SPEED:**

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.



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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