



Mill Bank Court, Thirsk, YO7

Asking Price: £495,000

Westfield, Mill Bank Court, Station Road, Thirsk, YO7 1QH

James Winn Estate Agents are delighted to offer for sale this outstanding 4 Bedroom, 2 Reception, 3 Bathroom Detached property on Station Road, Thirsk.

Station Road is a well-connected, largely residential area featuring a mix of property types. Its proximity to Thirsk station makes it very commuter-friendly. With good schools, local amenities, and solid property growth, it's an attractive option for families, professionals, and buyers/renters seeking convenient transport links and a quieter town-suburb environment.

This property has been constructed and internally finished using only the best of materials. The 2 Reception rooms and large open plan kitchen/diner, 4 double sized bedrooms, family bathroom, en-suite and ground floor guest bathroom give the best possible family living and entertainment space.

Externally there is a double width drive and garage, good sized lawned and paved front and back gardens.

Accommodation & Amenities

- Four Bedrooms
- En-suite
- Garage
- Garden
- Detached



TOTAL FLOOR AREA: 1900 sq.ft. (176.6 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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Entrance Porch:**1.84 x 1.89**

Modern UPVC entrance door, Double glazed window, Spot lights, Coir flooring.

Entrance Hall:

Leading to Stairs, French doors to second Reception/Snug, Radiator, Spot lights.

Living Room:**7.41 x 3.86**

Double glazed windows to front and rear, French doors leading to Conservatory. Electric fire with surround and Harth, Solid timber flooring, Radiator, Spot lights with dimmer switch.

Reception Room 2 / Snug:**4.23 x 3.84**

Double glazed windows to front and side, Solid timber flooring, Radiator, Spot lights.

Kitchen Breakfast Room:**6.44 x 4.28**

Large double glazed BI-folding doors leading to rear garden, Full range of wall and base units, full bank of tall larder units with built in Oven and Microwave, Granite work suffices, Island with Ceramic Hob and pop up Extractor, Breakfast bar, Under mounted Stainless Steel Sink, Integrated Washer and Dryer, Integrated Dish washer, Integrated Fridge/Freezer, Tiled flooring with under floor heating, Spot lights.

Cloakroom:**2.45 x 1.06**

Double glazed window, WC and hand basin, Towel warmer, Spot lights.

Conservatory:**3.68 x 3.16**

Victorian Style, French doors to rear garden, Laminate flooring, Centre light.

Landing:

Double glazed window, Small sitting area, Loft entrance, Storage cupboard housing Water tanks, Radiator, Spot lights.

Loft:

Fully boarded, Ladder, Light.

Master Bedroom:**4.17 x 3.95**

Double glazed window, Built in Double wardrobes, Timber flooring, radiator, Spot lights.

Ensuite Bathroom:

Double glazed window, Walk-in shower cubicle, bar shower, Double sink and vanity units, Low level toilet, Towel warmer, Tiled floor and walls, Spot lights

Bedroom 2:**4.3 x 4.3**

Double glazed window, Built in double wardrobes, Timber flooring, Radiator, Spot lights.

Bedroom 3:**3.86 x 3.75**

Double glazed window, Timber flooring, Radiator, Spot lights.

Bedroom 4:**3.86 x 3.57**

Double glazed window, Timber flooring, Radiator, Spot lights.

Bathroom:**3.23 x 2.11**

Double glazed window, bath and screen, Low level toilet, Sink with vanity, Fully tiled walls, Tiled flooring, Towel warmer, Spot lights.

Garage:**5.50 x 5.50**

Double Up and over Doors, Side door to garden, Electric, lighting.

Garden:

Large lawned and paved front and rear gardens, Block paved double width driveway leading to garage.



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. 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 Market Appraisal

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 mains gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: TBC

PARKING ARRANGEMENTS: Parking for 2 cars

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here

<https://broadbandcheck.co.uk>

CAR CHARGER: YES

MOBILE PHONE SIGNAL: No known issues

EPC RATING: C

COUNCIL TAX BAND: E

TENURE: Freehold

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.