



1 Porters Vaults, Thirsk, YO7 1LE

Asking Price: £130,000

Freehold

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Situation:

Located in the heart of Thirsk, Porters Vaults offers a peaceful setting just steps from the town's historic Market Place. Tucked away off the market square, this property combines privacy with the convenience of town-centre living.

Thirsk is a vibrant market town known for its independent shops, James Herriot heritage, racecourse, and excellent transport links—including a mainline railway station with direct services to York, Leeds, and London. The A19 and A1(M) are also easily accessible.

Surrounded by stunning countryside and close to both the North York Moors and Yorkshire Dales, Porters Vaults is ideal for those seeking a quiet, well-connected home in the heart of North Yorkshire.

The Accommodation Comprises

Hallway:

2.60 x 3.73

Wooden flooring, radiator, boiler, access to bedroom bathroom & stairs.

Bedroom:

3.73 x 3.32

Carpet, radiator, window.

Bathroom:

2.36 x 1.61

Tiled flooring, W/C, basin, showeroom, radiator, window.

First Floor

Stairs:

Carpet & banister.

Kitchen/Living Room:

3.74 x 6.15

Mixture of lino and carpet, skylight, 2x windows, oven, washing machine, cupboards and worktops, sink, space for free standing fridge freezer, 2x radiators.

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: Not known

PARKING ARRANGEMENTS: N/A

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: N/A

Mixture of lino and carpet, skylight, 2x windows, oven, washing machine, cupboards and worktops, sink, space for free standing fridge freezer, 2x radiators.

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.

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.

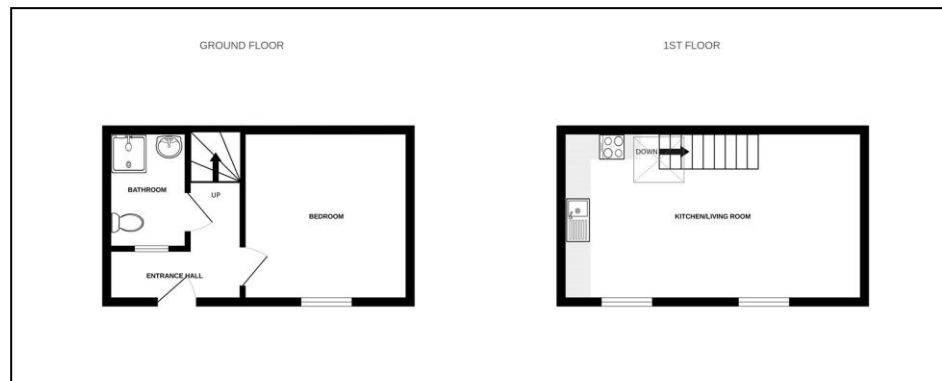
MORTGAGE & FINANCIAL ADVICE:

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.