Sand Hutton Lane, Sand Hutton, YO7

Asking Price: £260,000

Sand Hutton Lane, Sand Hutton, Thirsk, North Yorkshire, YO7

James Winn are delighted to bring to the market this two bedroom cottage from the 1800's. Located within a desirable location in the quaint village of Sand Hutton, within close proximity to Thirsk Town Centre, this property is ideally located close to local green spaces, and range of local amenities.

The ground floor consists of a porch, living room, kitchen/breakfast room and dining room. Whilst on the first floor, there is two well-proportioned bedrooms, both sharing a recently refitted shower-room. The master also has a staircase leading to a mezzanine in the loft space.

Externally you have a low maintenance rear garden, the property further benefits from on street parking to the front.

Council Tax Band B - North Yorkshire Council

EPC Rating TBC

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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BANANAS

Situation:
Sand Hutton is an attractive and well-regarded village situated on the western edge of Thirsk, in the heart of North Yorkshire. Lying just 2–3 miles from Thirsk town centre, the village enjoys a peaceful rural setting while remaining highly convenient for everyday amenities.
The village is surrounded by open countryside and farmland, offering a semi-rural lifestyle with pleasant views and quiet lanes, yet benefits from excellent connectivity. Thirsk provides a wide range of shops, cafés, supermarkets, schools, medical facilities and leisure amenities, along with a popular weekly market.
Sand Hutton is particularly well placed for commuters, with Thirsk railway station nearby offering direct links to York, Leeds, and London Kings Cross. The A19 and A168 are also easily accessible, providing good road connections across the region.
The village itself has a strong community feel and local amenities including a public house, village green and access to countryside walks. It is an ideal location for buyers seeking a balance between village life and town convenience, making Sand Hutton especially popular with families, professionals and downsizers alike.
Directions:
Start at Thirsk Market Place.
Head west out of Thirsk along Station Road toward Carlton Miniott.
Continue through Carlton Miniott following signs for Sand Hutton / A167.
After leaving Carlton Miniott, take the right turn onto Sand Hutton Lane (signposted for Sand Hutton).
Keep going on Sand Hutton Lane into Sand Hutton village.
At the T-junction near the green, you'll find the property located on your left.

The Accommodation Comprises
Porch:
1.10 x 1.10
Tiled flooring, 2x double glazed windows, front door, door to living room.
Living Room:
3.79 x 4.94
Carpet, radiator, 2x storage cupboard, access to stairs, exposed brickwork fireplace with electric fire, exposed beams, double glazed window.

Kitchen/Breakfast Room:
2.50 x 5.50
Double glazed window, Dutch door leading onto garden, double doors to dining room, understairs cupboard, radiator, tiled flooring, worktops, cupboards, tiled splashbacks, exposed beams, fitted oven, hob, extractor fan, fridge/freezer, and sink, free standing washing machine.
Dining Room:
3.86 x 2.19
Radiator, carpet, double doors to kitchen and garden.
Stairs:
Carpet & banister.
Landing:
1.01 x 1.95
Carpet, access to all first floor rooms.
Bedroom 1:
3.71 x 3.78
Carpet, double glazed window, radiator, access to mezzanine.
Mezzanine:
4.78 x 3.20
Carpeted stairs, banister, carpet, exposed brickwork and beams, 2x double glazed skylights, access to eaves storage.
Bedroom 2:
2.90 x 2.50
Carpet, radiator, double glazed window, boiler cupboard, airing cupboard.
Bathroom:
1.90 x 1.35
Wooden flooring, shower, W/C, basin, radiator.
External
Front:
Walkway to Porch.
Back:
Patio, plant pots & back gate.

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: Driveway 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: N/A
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.

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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.