

JW James Winn
Estate Agents



Sutton Court, Thirsk, YO7

Asking Price: £225,000

Sutton Court, Thirsk, North Yorkshire, YO7

James Winn are pleased to offer for sale with no onward chain, this well presented three-bedroom semi-detached family home, located within a short walk to Thirsk market place, and conveniently situated within great transport links.

The ground floor comprises an entrance hallway, downstairs W/C, living room and a large kitchen/dining room, with double doors to the rear garden.

Upstairs, a landing leads to three spacious bedrooms and a contemporary three-piece bathroom suite.

Outside, the property features a low maintenance back & side garden, with 2 designated parking spaces to the front, viewing is highly recommended.

EPC Rating C
Council Tax Band B.



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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Situation:

The property sits on Sutton Court, a quiet residential street of thoughtfully designed homes just a short walk from the town centre, where you'll find an array of shops, cafés, traditional pubs and services.

Thirsk itself lies within easy reach of Northallerton, York, Teesside, A19 and the A1(M) corridor, making it ideal for commuters with great access to public transport, buses, trains and cycle routes. While also offering access to the beautiful surrounding countryside of the Yorkshire Dales and North York Moors.

The property is also located within close proximity to Schools, green spaces, leisure centre, country walks & a range of other facilities

The location combines peaceful suburban living with vibrant market-town convenience, appealing to families, professionals and lifestyle buyers alike.

Directions:

Start at Thirsk Market Place in the town centre (YO7 1EY).

Head southwest out of the square onto Millgate. Follow the one way system over the bridge and continue along this route to a mini-roundabout at the junction with Long Street. Take the 2nd exit onto Long Street, then first left into the residential side road leading to Hambleton Drive –Sutton Court will be on your left -hand side.

The Accommodation Comprises**Entrance Hall:**

4.93 x 1.03

Radiator, wooden flooring, 2x understairs storage cupboard.

W/C:

1.70 x 1.02

Lino, W/C, basin, double glazed window.

Living Room:

3.14 x 4.93

Carpet, radiator, double glazed window.

Kitchen/Dining Room:

5.43 x 2.65

Lino, radiator, double glazed window, double doors to garden, rangemaster oven, cupboards, worktops, free standing appliances.

Stairs:

Carpet & banister.

Landing:

3.12 x 1.87

Carpet, banister, airing cupboard, storage cupboard, loft hatch.

Master Bedroom:

3.28 x 3.14

Carpet, radiator, double glazed window, fitted wardrobes with sliding doors.

Bedroom 2:

3.43 x 2.74

Carpet, radiator, double glazed window, fitted wardrobes with sliding doors.

Bedroom 3:

2.15 x 2.58

Carpet, radiator, double glazed window.

Bathroom:

2.15 x 1.80

Wooden flooring, tiled walls, bath with shower, double glazed window, W/C, basin, towel radiator.

External**Front:**

Designated parking for 2 cars, gravel & shrubbery.

Side:

Patio walkway to back garden via side gate, gravel, tree, bin store area.

Back:

Patio, lawn, fenced off, plants, 2x wooden sheds.



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, gas and drainage.

MAINTENANCE / SERVICE CHARGE: N/A as Freehold

WATER METER: Yes

PARKING ARRANGEMENTS: Allocated Parking 2 Spots

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/ 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 Services:

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		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		