



Little Green Mews, Piper Lane, YO7

Asking Price: £220,000

Little Green Mews, Piper Lane, Thirsk, North Yorkshire, YO7

James Winn are delighted to bring to the market with no onward chain and in excellent condition this two-bedroom mid terraced family home. Located within close proximity to Thirsk Town Centre. The property is ideally located within walking distance to local green spaces, and a large range of local amenities.

The ground floor consists of an entrance hall, W/C & utility room and access to the carport garage. The first floor holds a spacious kitchen/dining/living room, with the two bedrooms and family bathroom on the top floor.

The property further benefits from being walking distance to Thirsk & views of the green.

Council Tax Band C - North Yorkshire

EPC Rating - C



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, sections, 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.
Made with Blueprints 12/2018



Situation:

Little Green Mews enjoys a highly desirable position just a short stroll from the heart of Thirsk Market Place, offering easy access to a wide range of independent shops, cafés, restaurants, and everyday amenities.

Set just off the attractive green at St James Green, the property benefits from a , tucked-away setting while remaining conveniently close to the town centre. The area is characterised by charming period surroundings and a pleasant, community feel.

Nearby, the picturesque Cod Beck and its adjoining green spaces provide opportunities for leisurely walks, while excellent road links via the A19 and A168 offer straightforward access to surrounding towns and the wider region.

Overall, the location combines central convenience with a peaceful residential environment, making it ideal for a variety of buyers.

Directions:

Leave Market Place via Millgate.
Cross the bridge into St James Green.
Turn right, then follow the road left.
Look for Little Green Mews on the right.

The Accommodation Comprises**Entrance Hall:****6.48 x 1.71**

Wooden flooring, radiator, front door.

Garage/Carport:**4.58 x 3.26**

Concrete flooring, lights, power, access to storage cupboard.

W/C & Utility Room:**1.51 x 2.75**

Wooden flooring, W/C, sink, boiler, double glazed window, worktops, cupboards, space for appliances, radiator.

Ground Floor Stairs & Landing:**2.48 x 1.80**

Carpet, banister, double glazed window, radiator, wooden flooring.

Kitchen/Living Room/Dining Room:**6.30 x 4.59**

Wooden flooring, 3x radiators, 3x double glazed windows, worktops, cupboards, splashbacks, oven, hob, extractor fan, sink, fitted dishwasher.

First Floor Stairs & Landing:**3.49 x 0.86**

Wooden flooring, carpet, banister, double glazed window, radiator.

Bedroom 1:**3.28 x 2.70**

Carpet, radiator, double glazed window.

Bedroom 2:**2.24 x 2.70**

Carpet, radiator, skylight.

Bathroom:**4.17 x 1.48**

Carpet, W/C, basin, corner bath, part tiled walls, radiator.



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: Garage/Carport

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 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		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		