



Post Office Lane, Kirby Wiske, YO7

Asking Price: £350,000

Post Office Lane, Kirby Wiske, Thirsk, North Yorkshire, YO7

James Winn are delighted to offer to the market with no onward chain, this charming semi-detached house located in the popular village of Kirby Wiske. Given the properties location, and access to rural areas of North Yorkshire, it's a suitable purchase for first time buyers or investors!

The downstairs accommodation consists of a family/dining room with bi-fold doors onto the front garden, a modern kitchen, spacious living room, and bedroom 3, with its own en suite. Upstairs, there are 2 further bedrooms, both of which have fitted wardrobes & share a refitted bathroom suite.

Externally there is driveway parking for 2 vehicles, a wooden shed, front garden & rear courtyard. Viewing is recommended.

At the time of Instruction, we have been advised by the vendors of the following information:

EPC Rating C
Council Tax Band - D (North Yorkshire Council)

The above information may be subject to change during the transaction period.



TOTAL FLOOR AREA: 922 sq.ft. (85.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint 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:

Kirkby Wiske is a small rural village in North Yorkshire, located about 4 miles northwest of Thirsk. It sits beside the River Wiske in the flat, open farmland of the Vale of York, giving it a quiet and traditional countryside setting. The village is sparsely populated, with a handful of houses, a historic church, and surrounding agricultural land, and is connected to nearby areas by local roads such as the A167.

Directions:

Start at Market Place in Thirsk, near Thirsk Post Office.
Head north-west out of Thirsk on the A61/A167 (Stockton Road).
Continue for about 2-3 miles heading towards Northallerton.
Turn left signposted for Kirby Wiske / Maunby.
Follow this country road into the village, crossing the River Wiske.
Once in the village, look for Post Office Lane (a small residential lane just to the left after the carpark).
Take another left and the property will be located on your left.

The Accommodation Comprises**Dining/Family Room:****4.76 x 3.30**

Polished concrete flooring, front door, bi-fold doors onto front garden, double glazed windows, 2x Velux windows.

Kitchen:**3.47 x 3.54**

Polished concrete flooring, wooden worktops, cupboards, sink, built in appliances, breakfast bar, 2x double glazed windows, splashbacks.

Living Room:**3.82 x 4.39**

Carpet, double glazed window, feature aga, back door, understairs cupboard.

Bedroom 3:**2.67 x 2.04**

Carpet, double glazed window access to en-suite.

En-Suite:**2.67 x 1.03**

Tiled lino, W/C, basin, tiled shower-room.

Stairs & Landing:**1.57 x 1.33**

Carpet & banister.

Bedroom 1:**3.59 x 3.87**

Carpet, radiator, built in wardrobe, double glazed window, velux window, eaves storage.

Bedroom 2:**3.33 x 2.90**

Carpet, radiator, built in wardrobe, double glazed window, velux window.

Bathroom:**2.94 x 1.69**

Tiled lino, W/C, basin, bathtub with shower, towel radiator, velux window, part tiled walls.

External**Front:**

Patio, lawn, front gate.

Side:

Block paved driveway, wooden shed, side access into garden, flowerbeds.

Back:

Patio rear courtyard, raised plant beds.



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: YES

PARKING ARRANGEMENTS: Driveway for 2 cars

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. (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		111 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		