



Westgate, Thirsk, YO7

Asking Price: £800,000

Westgate, Thirsk, North Yorkshire, YO7

Prospect House, ideally situated just a stone's throw from the market place in Thirsk, offers an exceptional amount of versatile living accommodation set across three floors. Boasting six bedrooms and five reception rooms, the property has been thoughtfully renovated and meticulously maintained by the current owners over their 25-year tenure, resulting in a home that blends modern comfort with an abundance of period charm.

The ground floor comprises a welcoming entrance hallway leading to a selection of spacious reception rooms, including a dining room, living room and family room. There is a well-appointed kitchen/breakfast room, alongside a study, conservatory, utility room and W/C. Additional benefits include multiple storage areas and access to the cellar.

To the first floor are five generously proportioned bedrooms, complemented by two recently refitted bathroom suites and further storage cupboards.

The second floor offers highly flexible accommodation, ideal for use as a sixth bedroom, home office, playroom or cinema room, complete with built-in wardrobes, access to eaves storage on both sides, and sound-proofed with acoustic tiles on the ceiling.

Externally, the property benefits from driveway parking for multiple vehicles and sits within an impressive rear garden extending to approximately 0.25 acres. The garden is predominantly laid to lawn and enclosed by attractive brick walls, with a range of established planting. To the rear, there is a greenhouse and a garden cabin.

Viewing is highly recommended to fully appreciate the space, character and prime location this outstanding home has to offer.

EPC - TBC
Council Tax Band - F



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:

Situated on the highly regarded Westgate in the heart of Thirsk, this property enjoys a prime position just a short stroll from the town centre and its excellent range of amenities. Westgate is a charming and established residential street, predominantly comprising attractive period homes dating from the 19th and early 20th centuries. The property is ideally placed for convenient access to local shops, cafés and everyday services within Thirsk's traditional market square, as well as nearby leisure and cultural facilities. The area is well connected, with the A61 close by and Thirsk railway station approximately 1.9 km away, offering links to York, Leeds, London and beyond. For families, there are a number of well-regarded primary and secondary schools within easy reach, while the surrounding North Yorkshire countryside provides a wealth of outdoor pursuits.

Entrance Hallway:**1.22 x 2.34**

Stone tiled flooring, & front door.

Hallway:**4.59 x 1.75**

Carpet, access to cellar & stairs.

Dining Room:**4.27 x 3.44**

Carpet, 2x radiators, built in storage, fireplace, sash window with original shutters.

Living Room:**4.26 x 4.82**

Wooden flooring, radiator, built in storage, fireplace & Jotul living flame gas stove, double doors to conservatory, 2x windows with original shutters.

Family Room:**3.44 x 4.26**

Carpet, fireplace & gas stove, sash window, radiator, built in storage.

Study:**2.36 x 3.42**

Carpet, sash window, radiator.

Kitchen/Breakfast Room:**7.60 x 3.57**

Stone tiled flooring, double doors to conservatory, 2x radiators, appliances, worktops, cupboards, storage cupboard, 3x windows, access to utility room.

W/C:**1.84 x 0.90**

Stone tiled flooring, window, W/C, basin, storage cupboard.

Front Store Room:**1.15 x 2.67**

Double doors to driveway, concrete flooring.

Utility Room:**4.71 x 2.67**

Concrete floor, shelves, cupboard, worktops, sink, space for appliances.

Back Store Room:**2.73 x 2.67**

Concrete flooring & access to rear garden.

Conservatory:**10.52 x 2.92**

Stone tiled flooring, 2x radiators, double doors into living room & kitchen, 2x double doors onto garden.

Cellar:

Concrete flooring & storage.

First Floor Stairs & Landing:**1.77 x 4.76**

Carpet, banister, radiator, access to storage cupboard.

Bedroom 3:**3.62 x 4.26**

Carpet, window, radiator, fireplace.

Bedroom 6:**3.57 x 3.21**

Carpet, 2x windows, radiator.

Bedroom 4:**3.49 x 4.41**

Carpet, window, 2x radiators, fireplace.

Bathroom 1:**2.72 x 2.50**

W/C, tiled flooring, window, his & hers basins, towel radiator, shower-room.

Bathroom 2:**1.98 x 2.50**

Carpet, tiled shower-room, W/C, basin, towel radiator,

Bedroom 5:**3.49 x 4.36**

Carpet, radiator, fireplace, window, built in cupboard.

Master Bedroom:**4.84 x 4.37**

Carpet, radiator, fireplace, window.

Second Floor Stairs & Landing:**2.85 x 1.10**

Carpet & banister.

Bedroom 2:**3.77 x 7.70**

Carpet, window, 2x radiator, eaves storage both sides, wardrobe, velux window.

External**Garden Cabin:****4.63 x 3.62**

Lights, power, 3x windows, double doors onto patio area.

Front:

Cobblestone driveway for 5 vehicles, flowerbeds, & trees providing privacy.

Back:

Patio, lawn, cobblestone pathway to bottom of garden, plants, trees, flowers, fruit bushes, vegetable beds, greenhouse & access to garden cabin & rear patio area.



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 multiple 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 Information:

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.