



**Wentworth Avenue, Thormanby, YO61**

**Asking Price: £340,000**

# Wentworth Avenue, Thormanby, York, North Yorkshire, YO61

James Winn are delighted to bring to the market with no onward chain, this beautifully presented four bedroom semi-detached family home. Located within the sought after location of Thormanby, this property is ideally located within walking distance to local green spaces, primary & secondary schools, and a range of local amenities.

The ground floor consists of a welcoming entrance hallway, living room, family room, kitchen/dining room leading into a lobby with access to the utility room & storage cupboard.

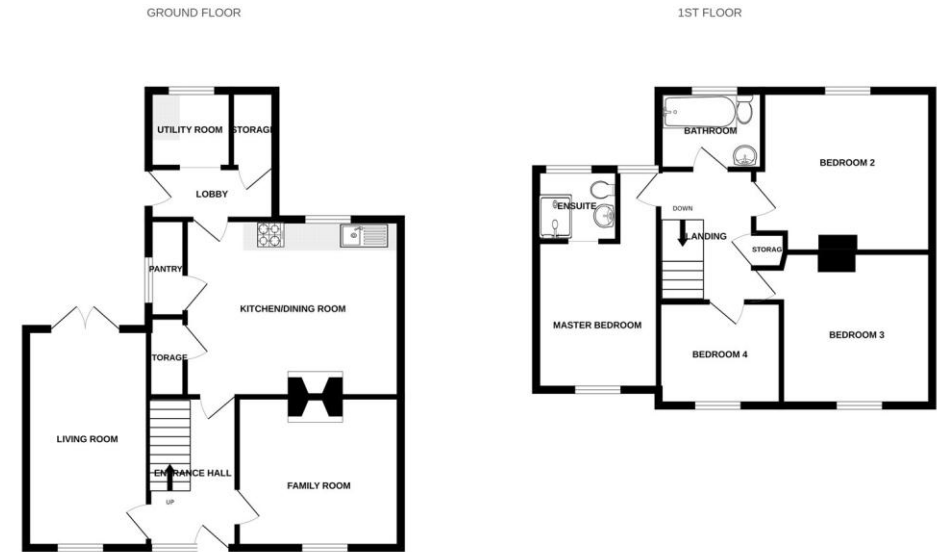
The first floor has four well-proportioned bedrooms with the master benefitting from an en-suite, whilst the other three bedrooms share a recently refitted family bathroom.

Externally you have a low maintenance rear garden with an even proportion of decking and the rest laid astro turf, with expansive views over greenery & the White Horse.

The property has been extended & refurbished to an excellent standard by the current homeowners, viewing is highly recommended.

Council Tax Band C - North Yorkshire Council

EPC Rating - 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:**

Thormanby is an attractive village in North Yorkshire, set within the Vale of York approximately 4 miles from Easingwold and 16 miles north of York. Surrounded by open countryside and within easy reach of the North York Moors, the area offers a peaceful rural setting ideal for walking and outdoor pursuits. The village enjoys convenient access to the A19, providing good road links to York, Thirsk and the wider region, while mainline rail services are available from nearby Thirsk. Local amenities can be found in Easingwold, with a wider range of shopping, schooling and leisure facilities available in York.

**Directions:**

From Thirsk Market Place, head south on Millgate and continue onto the A61. Follow the A61 briefly before joining the A19 southbound towards York. Continue on the A19 for approximately 6 miles, turn left onto Wentworth Avenue, the property will be located on your left.

**The Accommodation Comprises****Entrance Hallway:****3.34 x 2.00**

Laminate flooring, front door, double glazed window, radiator.

**Family Room:****3.62 x 2.32**

Carpet, double glazed window, radiator, electric fireplace.

**Living Room:****2.71 x 4.84**

Laminate flooring, double glazed window, electric radiator, double doors to garden.

**Kitchen/Dining Room:****4.72 x 3.64**

Laminate flooring, understairs storage, pantry, radiator, double glazed window, worktops, cupboards, fireplace, space for appliances, sink, door to lobby.

**Lobby:****2.79 x 1.30**

Stone tiled flooring, back door, access into utility room & storage.

**Utility Room:****1.84 x 1.67**

Stone tiled flooring, double glazed window, space for appliances.

**Store:****0.86 x 1.67**

Storage room for wood & coal.

**Stairs & Landing:****2.94 x 1.96**

Carpet, banister, airing cupboard, loft hatch.

**Master Bedroom:****2.71 x 4.84**

Laminate flooring, electric radiator, 2x double glazed window, access to en-suite.

**En-Suite:****1.79 x 1.59**

Laminate flooring, double glazed window, W/C, basin, shower, part tiled walls.

**Bedroom 2:****3.86 x 3.64**

Carpet, radiator, double glazed window.

**Bedroom 3:****3.57 x 3.37**

Carpet, radiator, double glazed window.

**Bedroom 4:****2.72 x 2.29**

Carpet, radiator, double glazed window.

**Bathroom:****2.27 x 1.64**

Laminate flooring, 2x double glazed windows, towel radiator, W/C, basin, bath with shower.

**External****Front:**

Stamped concrete driveway for 3 vehicles, E/V Charger.

**Side:**

Pathway to side gate, storage area & cobblestone.

**Back:**

Decking area, exterior lighting, turf, expansive views over the White Horse.



**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 electricity, water, gas and drainage heating is provided by a back boiler & electric radiators.

MAINTENANCE / SERVICE CHARGE: No

WATER METER: Yes

PARKING ARRANGEMENTS: Driveway

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: Yes

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		
69-80	C		69 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		