

JW James Winn
Estate Agents



Catton House, Catton, YO74SH

Asking Price: £499,950

Catton House, Catton, Thirsk, North Yorkshire, YO74SH

James Winn are delighted to bring to the market this beautifully presented three bedroom semi-detached family home. Located within Catton, you're in the heart of the countryside, with green spaces nearby, and only a short drive to Thirsk.

The ground floor consists of a welcoming entrance hallway, living room, dining room, study, W/C, kitchen/breakfast room, and a utility room.

The first floor holds three well-proportioned bedrooms, two of which share an impressive four piece family bathroom suite, whilst the master boasts its own en-suite.

Externally you have a large wrap around garden, with lawn, trees and entertainment patio areas, with fences & high walls providing privacy.

The property further benefits from a double garage, and gated driveway parking.

Council Tax Band E - North Yorkshire Council

EPC Rating - TBC



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:

Catton is a picturesque and highly sought-after village set in the North Yorkshire countryside, offering a peaceful rural lifestyle with a strong sense of community. Surrounded by open farmland, the village enjoys attractive views and access to a network of scenic walks and bridleways, ideal for those who appreciate outdoor living.

Despite its tranquil setting, Catton is well placed for access to the nearby market town of Thirsk, which provides a wide range of shops, schools and leisure facilities. The area also benefits from good road links to the A19 and A1(M), making it a convenient base for commuting to larger centres such as York and Ripon. Overall, Catton combines the charm of traditional village living with practical connectivity, making it an appealing choice for a range of buyers.

Directions:

From Thirsk Market Place, head south out of town via Station Road, following signs for the A61.

Continue on the A61 towards Busby Stoop, then turn left onto the B6267 signposted for Catton. Follow this road through open countryside, and continue towards Catton. On entering the village, follow the main road to reach and turn right, the property will then be located on your left.

Entrance Hall:**1.06 x 5.92**

Front door, radiator, carpet, exposed beams.

Living Room:**5.92 x 4.02**

Carpet, radiator, fire place, double glazed window, exposed beams.

Dining Room:**4.02 x 3.49**

Carpet, radiator, double glazed window, exposed beams.

Study:**2.13 x 1.62**

Carpet, exposed beams, double doors to dining room.

W/C:**2.13 x 0.74**

Tiled flooring, double glazed window, W/C, basin with tiled splashbacks.

Kitchen/Breakfast Room:**6.49 x 3.43**

Tiled flooring, exposed beams & brickwork, 3x double glazed windows, Bi-Fold doors to garden, dutch back door, worktops, cupboards, fitted appliances, splashbacks, access to utility room.

Utility Room:**2.13 x 1.48**

Tiled flooring, double glazed windows, worktops, cupboards, sink, space for free standing appliances.

Stairs & Landing:**2.04 x 7.59**

Carpet, banister, exposed beams & brickwork, double glazed window, storage cupboard.

Bedroom 2:**3.66 x 3.43**

Carpet, radiator, double glazed window, 2x fitted cupboards.

Bedroom 3:**3.66 x 2.54**

Carpet, radiator, double glazed window.

Bedroom 1:**5.85 x 3.69**

Carpet, 2x radiators, 3x double glazed windows, fitted cupboards, access to ensuite.

En-Suite:**1.69 x 1.71**

Lino, towel radiator, double glazed window, W/C, basin, shower.

Bathroom:**1.89 x 5.49**

Tiled flooring, W/C, 2x towel radiators, basin, 3x double glazed windows, 2x double glazed velux windows, shower, free standing bath.

External**Double Garage:****5.28 x 6.08**

Concrete floor, lights & power.

Front:

Gated block paved driveway, trees, lawn, shrubbery, fenced off, path to side & front door.

Side:

Patio, seating areas, trees, plants, fenced off, path to side door.

Back:

Patio, plants, bushes, pond, entertainment areas, high wall providing privacy.



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 electric, water & sewerage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Driveway & Garage

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: No

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		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		