

**JW** James Winn  
Estate Agents



**St James Green, Thirsk, YO7**

**Asking Price: £215,000**

# St James Green, Thirsk, North Yorkshire, YO7

James Winn are delighted to bring to the market in excellent condition this two bedroom mid terraced home. Located within a short walk to Thirsk Town Centre the property is ideally located within walking distance to local green spaces, and local amenities.

The internal accommodation consists of; living room, kitchen/dining room, utility room & W/C. The first floor holds the master bedroom & three piece bathroom suite, with a spacious landing, currently used as an office, with the second bedroom on the second floor.

Externally you have a low maintenance courtyard garden with a wooden shed.

The property further benefits from on street parking to the front, viewing is highly recommended.

Council Tax Band B - North Yorkshire Council

EPC Rating - C



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:**

St James Green is one of Thirsk's most characterful and historic settings, positioned just a short stroll from the town's vibrant Market Place and traditional independent shops, cafés and restaurants. Overlooking an attractive village-style green, the area combines period charm with the convenience of central living. Popular with buyers seeking a quieter setting close to amenities, St James Green features a mix of charming cottages, Georgian homes and historic buildings, many enjoying views across the green itself. The area is known for its peaceful atmosphere while remaining within easy reach of everyday facilities, schools and leisure amenities. For commuters, the location offers excellent transport connections, with straightforward access to the A19 and A1(M), while Thirsk railway station provides regular rail services towards York, Leeds and London. The area is also well placed for families, with well-regarded schools nearby and a range of supermarkets and local services within walking distance.

**Directions:**

From Thirsk Market Place, leave the square via Millgate and cross the bridge over Cod Beck into St James Green. Continue onto the green, then turn right and follow the road around the edge of the green. The property is situated on the right-hand side overlooking the green itself. The walk is only a couple of minutes from the Market Place and highlights how conveniently located the property is for the town centre amenities.

**The Accommodation Comprises****Living Room:****3.83 x 3.82**

Carpet, radiator, double glazed bay window, electric fireplace, front door.

**Kitchen/Dining Room:****3.83 x 3.75**

Understairs storage cupboard, laminate flooring, worktops, cupboards, splashbacks, built in appliances, double glazed window, boiler, sink, oven, hob, extractor fan, radiator.

**Utility Room:****2.87 x 1.36**

Laminate flooring, splashbacks, worktops, cupboards, space for washing machine, radiator, back door.

**W/C:****1.87 x 0.85**

Laminate flooring, double glazed window, W/C, basin.

**Stairs & Landing:****2.30 x 3.75**

Carpet, banister, double glazed window, radiator.

**Bedroom 1:****3.83 x 3.79**

Carpet, radiator, fitted wardrobe, double glazed sash window.

**Bathroom:****2.83 x 1.43**

Laminate flooring, part tiled walls, W/C, basin, shower, towel radiator.

**Stairs:**

Carpet, door to landing.

**Bedroom 2:****4.74 x 3.55**

Carpet, radiator, double glazed velux window, exposed beams, eaves storage.

**External****Front:**

On street parking.

**Back:**

Patio courtyard, wooden shed, fenced off.



**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: No

WATER METER: Yes

PARKING ARRANGEMENTS: On Street Parking

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode 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		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		