

JW James Winn
Estate Agents



Robb Close, Thirsk, YO7

Asking Price: £450,000

Robb Close, Thirsk, North Yorkshire, YO7

James Winn are delighted to bring to the market this beautifully presented five bedroom detached family home. Located within close proximity to Thirsk Town Centre, this property is ideally located within walking distance to local green spaces, primary & secondary schools, and a large range of local amenities.

The ground floor consists of a welcoming entrance hallway, downstairs W/C, snug living room, kitchen/dining room and an integral garage.

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

The second floor holds the master bedroom with its own en suite.

Externally you have a low maintenance rear garden with an even proportion of patio space and the rest laid lawn, with views over farmland.

The property further benefits from an integral garage, and a driveway.

Council Tax Band E - North Yorkshire Council

EPC Rating TBC



TOTAL FLOOR AREA: 1588 sq ft (147.6 sq m) approx.
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:

Located in a sought-after cul-de-sac on the outskirts of Thirsk, Robb Close offers a peaceful residential setting with easy access to the town centre, railway station, local schools and excellent transport links. The property also benefits from nearby countryside walks and a range of everyday amenities within easy reach.

Directions:

Start in Market Place and head south-west along Westgate.

Continue onto Station Road heading towards Thirsk railway station and the racecourse.

After approximately 0.5 miles (800 m), turn left into Robb Close.

Follow the cul-de-sac to No. 9, which will be on the residential development off Station Road.

Entrance Hall:

1.20 x 4.25

Vinyl flooring, front door, radiator.

Snug:

2.37 x 3.31

Vinyl flooring, double glazed windows, radiator.

W/C:

1.44 x 0.92

Vinyl flooring, basin, W/C, radiator, double glazed window.

Kitchen/Dining Room:

6.36 x 4.26

Vinyl flooring, double glazed window, side door, built in appliances, worktops, cupboards, island unit.

Garage:

2.81 x 4.80

Concrete flooring, power, lights, plumbing for washing machine, boiler & fuseboard.

Stairs & Landing:

3.39 x 0.96

Carpet & banister.

Bedroom 2:

4.38 x 2.83

Carpet, radiator, double glazed window.

En-Suite:

1.65 x 1.79

Double glazed window, towel radiator, W/C, basin, shower cubicle.

Bedroom 3:

3.28 x 3.46

Carpet, radiator, double glazed window.

Bedroom 4:

3.12 x 2.90

Carpet, radiator, double glazed window.

Bedroom 5:

2.25 x 3.46

Carpet, radiator, double glazed window.

Bathroom:

1.48 x 2.40

Double glazed window, radiator, bath with shower, W/C, basin.

Stairs:

Carpet & banister.

Master Bedroom:

5.55 x 3.74

Carpet, 2x radiator, 2x skylights, access to en suite.

En-Suite:

2.63 x 2.32

Skylight, laminate flooring, W/C, shower cubicle, basin, radiator.

Front:

Double driveway, additional parking up to 4 cars.

Side:

Fenced & paved, area for bin storage.

Back:

Lawned with mature borders, tree's, backing onto farm land.



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, gas and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Not known

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: 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.