



3 Bedrooms

James Winn Estate Agents are pleased to offer for sale this well-presented three-bedroom semi-detached home ideally situated in the popular Racecourse Mews development, close to Thirsk town centre, local amenities, schools, and transport links.

The property offers spacious accommodation including a bright living room with bay window, modern fitted kitchen with access to the rear garden, three bedrooms, family bathroom, and a fully boarded loft space currently used as a home office.

Racecourse Mews

Thirsk,
North Yorkshire,
YO7

Asking Price:

£215,000

EPC Rating: C



Location:

Racecourse Mews, Thirsk, YO7 1QG is a well-located home opposite Thirsk Racecourse. It is within walking distance of the town centre, railway station, supermarkets, schools, and leisure facilities, with easy access to the A19 and A1(M). The property has been recently refurbished and includes gardens, residents' parking, gas central heating, and double glazing, making it a convenient choice for families and commuters alike.

Directions:

From Market Place, Thirsk. Head west along Westgate (A61). At the mini roundabout, take the third exit onto Station Road. Continue for about 0.4 miles (650 metres), passing Tesco on your left. Turn left into Racecourse Mews.



For additional information and full photo gallery please visit www.jameswinn.co.uk



Entrance Porch:

1.42 x 1.12

Composite entrance door fitted coat rails, consumer unit, house alarm, and fitted carpet.

Living Room:

4.76 x 4.78

Double-glazed three-part walk-in bay window, large understairs storage cupboard, radiator, and fitted carpet.

Kitchen/Diner:

4.76 x 2.75

Double-glazed window and door leading to the rear garden, fitted with a full range of base and wall units, electric oven, gas hob, extractor hood, composite sink, and tiled splashbacks. There is space for a washing machine and tall fridge/freezer, with vinyl flooring, gas boiler, and radiator.

First Floor

Landing:

3.08 x 1.96

Double-glazed window, extended loft entrance with pull-down ladder. The loft is fully boarded and fitted with lighting and power sockets, currently used as a home office.



Bedroom 1:

3.88 x 2.70

Double-glazed window, 2 built-in storage cupboards, carpet, radiator.

Bedroom 2:

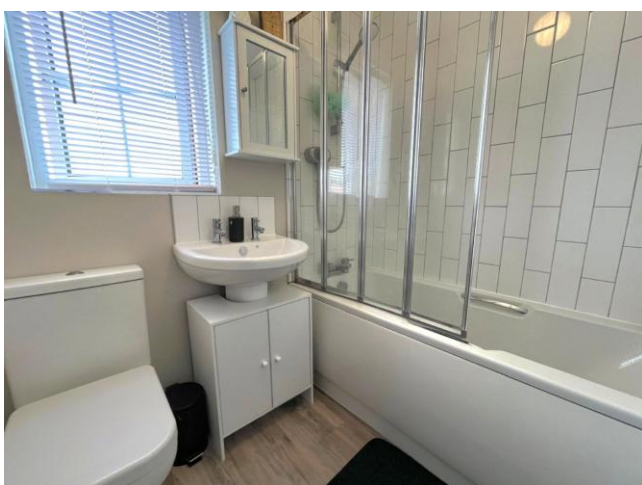
2.80 x 2.70

Double-glazed window, built-in bulkhead storage cupboard, radiator, and fitted carpet.

Bedroom 3:

2.81 x 1.97

Double-glazed window, radiator, and fitted carpet.



Bathroom:

1.95 x 1.72

Double-glazed window, panelled bath with shower screen and bar shower, hand basin with vanity unit, WC, vinyl flooring, part-tiled walls, and extractor fan.

External

Front:

Paved and lawned garden area with access to two allocated parking spaces.

Rear:

Paved and lawned fenced garden area with a gate providing access to a pathway leading to the front entrance door.



Mortgage and Financial Advice:

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.

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.

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: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: 2 allocated parking spaces

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

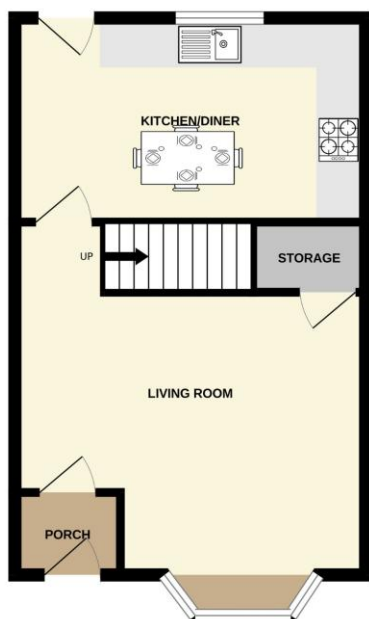
MOBILE PHONE SIGNAL: No known issues.

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.

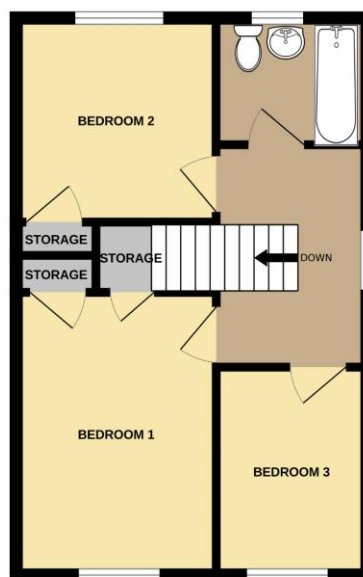
Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract