



James Winn Estate Agents are delighted to offer for sale this Three-Bedroom Semi-Detached Bungalow situated in the sought-after residential area of Woolmoor Close, this attractive three-bedroom semi-detached bungalow offers spacious, well-maintained accommodation, ideal for those seeking comfortable single-level living in a convenient location close to Thirsk town centre.

The property features a bright and welcoming living room, a well-equipped kitchen with ample storage and workspace, and three versatile bedrooms that can accommodate family living, guests or a dedicated home office. The shower room has been thoughtfully designed for practicality and ease of use.

Externally, the bungalow enjoys attractive front and rear gardens, providing pleasant outdoor space for relaxing, gardening or entertaining. A private driveway leads to a single garage, offering secure parking.

Located within easy reach of local shops, supermarkets, healthcare facilities, schools, leisure amenities and Thirsk railway station, the property combines the tranquillity of a quiet residential setting with excellent access to everyday conveniences and transport links.

Asking Price:

£200,000

EPC Rating: D

Woolmoor Close

Thirsk, Norh Yorkshire, YO7



Location:

Situated on Woolmoor Close, a quiet residential cul-de-sac off Dowber Way in the eastern part of Thirsk, North Yorkshire. Approximately 0.8 miles (1.3 km) from Thirsk town centre. Thirsk railway station is about 1.8 miles (3 km) away, with local bus stops within a short walk.

The area is predominantly residential, consisting mainly of semi-detached houses and bungalows, and is generally considered a quiet suburban neighbourhood with good access to everyday amenities.

Directions:

From Market Place heading east onto Westgate. Continue onto Millgate. Follow the road onto Station Road. Turn left onto Hambleton Place. Continue and turn right onto Dowber Way. Take the first left into Woolmoor Close.

Kitchen:

Entered via a entrance door, the kitchen is bright and well-appointed with two double-glazed windows providing plenty of natural light. Fitted with a comprehensive range of matching base and wall-mounted units complemented by tiled splashbacks and generous work surfaces. Integrated appliances include an electric oven with electric hob and chrome chimney-style extractor hood above. There is plumbing and space for a washing machine, together with space for a tall fridge/freezer. The room is finished with practical laminate flooring, creating a stylish and functional space for everyday living.



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



Living Room:

A bright and welcoming reception room featuring a three-part double-glazed walk-in bay window that fills the space with natural light. A charming sandstone brick fireplace with a timber surround and mantel provides an attractive focal point, while a radiator and carpet ensures year-round comfort. An open archway leads into the dining area,

Dining Area:

Radiator, carpet.

Internal Hallway:

Built-in storage cupboard.



Bedroom 1:

Double-glazed window and door to rear garden, radiator, carpet.

Bedroom 2:

Double-glazed window, radiator, carpet.

Bedroom 3:

Double-glazed window, radiator, carpet.

Shower Room:

A modern shower room fitted with a large low-profile walk-in shower enclosure incorporating a thermostatic bar shower. The suite comprises a double vanity unit with inset wash hand basin and storage cupboards beneath, together with a low-level WC. A double-glazed window provides natural light, while part-panelled walls, vinyl flooring and a chrome ladder-style heated towel rail complete this stylish and practical space.



External

Front:

The property is approached via a private driveway providing off-road parking and leading to a single garage positioned at the rear of the property. The front garden features a well-maintained lawn with attractive mature borders, creating a pleasant and established setting.

Side:

Driveway and gated access to rear garden.

Rear:

The rear garden is designed for ease of maintenance, being mainly paved with a small area of artificial lawn, providing a practical outdoor space for relaxing and entertaining. A garden shed offers useful additional storage.



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: Private Driveway and 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.

Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 811 sq.ft. (75.3 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		84 B
69-80	C		
55-68	D	60 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