



2 Bedrooms

James Winn Estate Agents have the pleasure of offering for sale this well-presented semi-detached home, ideally situated in a quiet cul-de-sac in Bagby, benefitting from modern finished throughout, the property features versatile living space including a cosy snug with potential for a third bedroom, a modern family bathroom, and two generous double bedrooms upstairs.

The property boasts a large conservatory leading to a private rear garden with patio.

An ideal home for young couples or families seeking modern comfort in a peaceful village location.

Sandown Close

Bagby, Thirsk, YO7

Asking Price:

£285,000

EPC Rating: To be



Location:

Situated in the peaceful village of Bagby - just a five-minute drive from Thirsk. This charming two-bedroom home combines quiet living with fantastic connection to surrounding towns and commuter routes.

Directions:

Leaving Thirsk Market Place, head southeast out of the town centre towards York Road and join the A19 travelling south towards York. Continue along the A19 for approximately two miles before taking the left-hand turning onto Bagby Lane, signposted for Bagby. Follow Bagby Lane into the centre of the village and take a left turn onto Sandown Close.

Entrance Hall:

2.3 x 1.9

Approached via double glazed glass door, the spacious entry hall features wood-effect vinyl flooring and half-panelled accent wall. Practical built-in bench seating offers integrated storage before leading through to the main reception area.

Living Room:

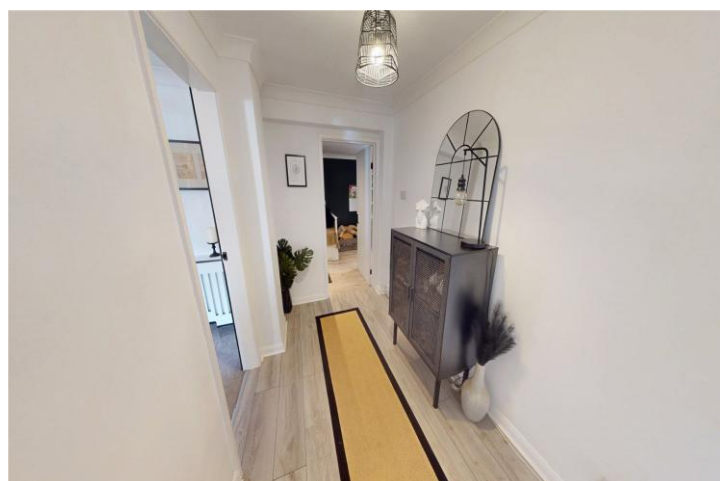
5.84 x 3.18

The bright living room features carpeted flooring, a part-panelled feature wall, and a large, double-glazed window. A feature log burner set beneath an oak mantle creates a focal point for the room, complimented by two radiators with decorative covers. Direct access leads through to the inner hallway.

Hallway:

5.8 x 1.7

Finished with laminate flooring and radiator, the inner hallway provides access to the kitchen and the snug, alongside a generous under-stairs storage with in-built light.



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



Utility Room:

4.6 x 1.3

The utility room is fitted with laminate flooring, built in storage cupboards, a part-wood accent wall, and a covered radiator. Access leads to the rear gardens of the property also the downstairs shower room.

Kitchen:

5.8 x 2.4

Featuring laminate flooring, the fully integrated kitchen includes in-built oven, hob, microwave, fridge, freezer and dishwasher, and benefits from a stainless-steel sink. An internal pass-through window looks through into the adjacent conservatory, with a door leading directly into the space.



Shower Room:

3.1 x 1.0

Modernised with tiled bar shower with black accents, alongside a hand basin set upon a wood ledge, WC and tiled flooring.

Snug:

4.1 x 2.2

A versatile ground-floor room featuring laminate flooring and built-in double storage cupboards, ideal as a second sitting room, home office or third bedroom.

Landing:

1.7 x 1.0

A characterful staircase featuring painted risers and exposed wood treads lead to the first-floor landing, providing access to both bedrooms and the family bathroom.



Master Bedroom:

3.2 x 2.9

A spacious principal bedroom showcases exposed original floorboards, an accent painted wall, and a full wall of fitted wardrobes. Completed by a large, double-glazed window and a radiator with decorative cover.

Bedroom Two:

3.8 x 2.4

The second bedroom boasts carpeted flooring, radiator with decorative cover, and eaves storage.

Bathroom:

2.1 x 1.7

The main bathroom comprises of vinyl flooring, built in basin unit, WC, and bath with bar shower and shower screen, all benefitting from black accents.



Conservatory:

5.6 x 3.5

Benefiting from full-height floor to ceiling windows along the far wall, the bright space features laminate flooring and a radiator with a decorative cover, access leads directly through to the utility room, with access to the external gardens of the property.

External

Rear Aspect:

The rear of the property benefits from half-wood decking, half-tiled decking, with a grass lawn, and built-in storage shed.

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 electricity and water, and an oil tank.

MAINTENANCE / SERVICE CHARGE: No

WATER METER: No

PARKING ARRANGEMENTS: Driveway parking for 2 cars

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::

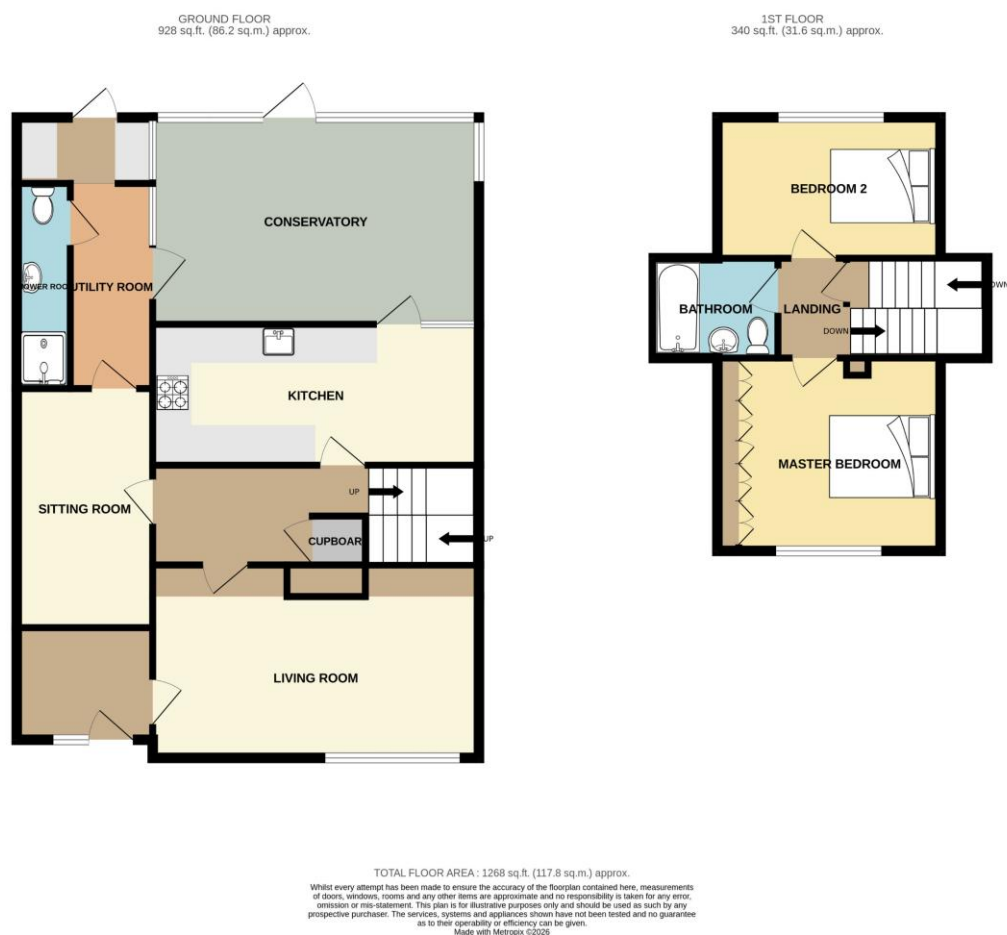
1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to 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. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

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.

Tenure - Freehold

Viewing - By appointment through James Winn



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

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