



3 Bedrooms

James Winn Estate Agents are delighted to offer for sale this beautifully presented detached three-bedroom family home, ideally situated in a popular residential area of Thirsk.

Benefitting from modern finishes throughout, the property features high-spec integrated kitchen/diner, a ground floor WC, spacious living room with full bi-fold doors opening to the rear garden.

Upstairs, the home boasts a main bedroom with en-suite shower room, two further bedrooms, and a fully tiled family bathroom. Externally, the property benefits from a generous lawned garden, off-street driveway parking for two vehicles, and a single garage.

An ideal home for growing families seeking contemporary comfort in a convenient town location.

Asking Price:

Honeysuckle Way

Thirsk, North Yorkshire, YO7

£350,000

EPC Rating: B
Council Tax: D



Location:

Situated on Honeysuckle Way in the popular market town of Thirsk, the property enjoys convenient access to local amenities, reputable schools, and everyday shopping. Excellent transport links are nearby, including the A19 and A1(M) networks for easy commuting, as well as Thirsk railway station providing direct rail routes to York, Leeds and London King's Cross. The North Yorkshire countryside and nearby Hambleton Hills are also within easy reach.

Entrance Hall:

1.2 x 1.0

Accessed through the front door of the property, boasts a double-glazed window and direct access to the kitchen.

Kitchen:

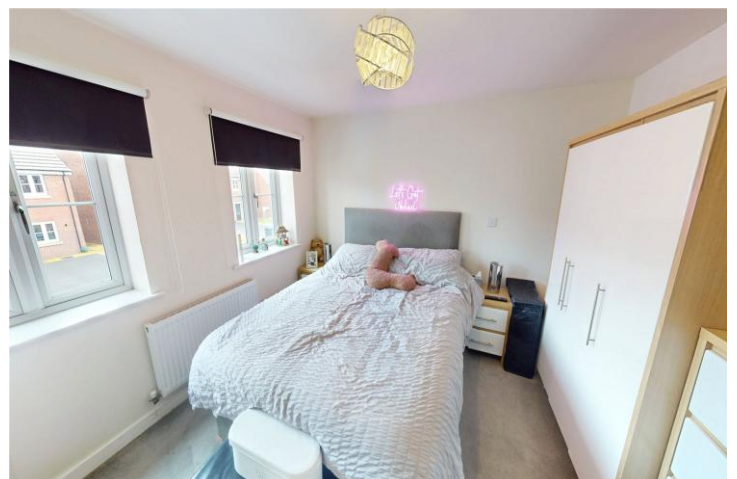
4.2 x 3.5

Fitted with tiled flooring and tiled splashbacks. Integrated appliances include a fridge, freezer, electric oven, and a gas hob. Features a grey composite sink and radiator, with spotlights throughout. Leads access to the downstairs WC and living room.

Downstairs WC:

2.1 x 1.1

Tiled flooring, hand basin, WC and double-glazed window.



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



Living Room:

6.2 x 3.5

Carpeted flooring, radiator, and full-width bi-fold doors opening onto the rear garden.

Landing:

3.5 x 1.9

Carpeted stairs lead to the first-floor landing, the landing boasts carpets throughout, radiator, access to over-stairs cupboard, and access to the three bedrooms and family bathroom.

Family Bathroom:

2.6 x 2.0

Fully tiled floor and walls, bath with bar shower overhead, hand basin, WC, heated towel rail and airing cupboard.



Master Bedroom:

3.5 x 3.3

Carpeted flooring, radiator, two double glazed windows, and access to en-suite shower room.

En-suite Shower Room:

2.6 x 1.3

Tiled flooring, bar shower with folding glass doors, hand basin, WC, heated towel rail and double-glazed window.



Bedroom Two:

3.4 x 2.6

Carpeted flooring, radiator and double-glazed window.

Bedroom Three:

3.57 x 2.47

Carpeted flooring, radiator and double-glazed window.

Exterior

Front Aspect:

Driveway providing off-street parking for two vehicles, access to garage and side gated access to rear garden.

Rear Aspect:

Generous lawned garden featuring a paved area and side access leading to the front of the property.



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.

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: Annual landscaping/service charge for all properties on estate.

WATER METER: Yes

PARKING ARRANGEMENTS: Driveway for two vehicles

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

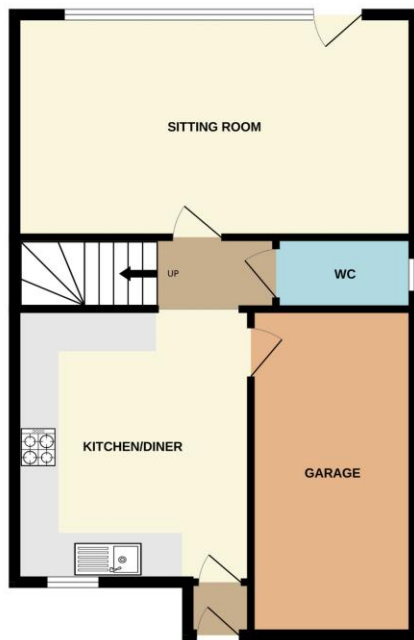
MOBILE PHONE SIGNAL: No known issues.

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.

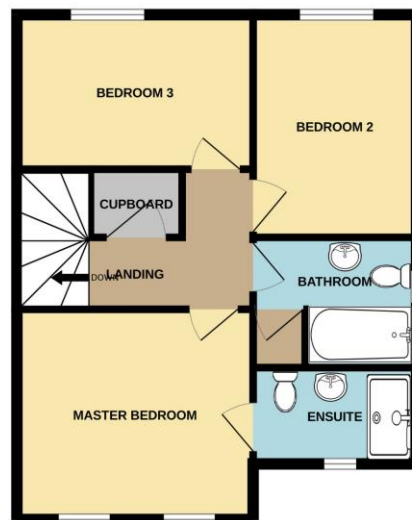
Tenure - To be advised

Viewing - By appointment through James Winn

GROUND FLOOR
636 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.7 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		94 A
81-91	B	83 B	
69-80	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