



3 Bedrooms

James Winn are delighted to present for sale this substantial three bedroom end-of-terrace property, with no onward chain, conveniently positioned 0.6 miles from Thirsk town centre.

Spanning two levels, the interior features new fitted carpets and double glazing throughout. The ground floor opens into a bright living room, functional kitchen, dining area, and conservatory overlooking the rear garden. Upstairs the property boasts three bedrooms alongside a family bathroom and separate WC.

Externally, the property sits on an attractive plot with gardens to both front and rear, complimented by off-street parking and double detached garage.

Norby Estate

Thirsk, North Yorkshire, YO7

Asking Price:

£210,000

EPC Rating: C
Council Tax: B



Porch:

2.40 x 1.12

Tiled flooring and double-glazed windows.

Dining Room:

3.50 x 2.90

Laminate flooring, double glazed window, radiator, access through to kitchen, living room, and carpeted stairs to first floor of property.

Living Room:

6.14 x 3.30

Carpeted flooring, electric fireplace with brick hearth, radiator, double glazed window, sliding double glazed door to conservatory.



Kitchen:

3.30 x 3.10

Vinyl flooring, double glazed window, radiator, UPVC door to exterior, built in cabinets, electric oven and gas hob, and under-stairs cupboard.

Conservatory:

2.98 x 2.70

Carpets, radiator, double glazed windows all round, UPVC door to rear garden.



Landing:

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



1.80 x 1.50

Carpeted flooring, access to all three bedrooms, bathroom and WC.

Master Bedroom:

4.10 x 3.30

Carpeted flooring, double glazed window, radiator, double sliding door wardrobe.

Bedroom Two:

3.30 x 3.20

Carpeted flooring, double glazed window, radiator.



Bedroom Three:

3.33 x 1.90

Carpeted flooring, double glazed window, radiator.

Bathroom:

1.91 x 1.69

Tiled flooring, bath with bar shower and glass screen, hand basin, double glazed window, heated towel rack, aqua panel walls.

WC:

1.50 x 0.80

Tiled flooring, aqua panels, double glazing, WC.



Exterior

Front Aspect:

Gravelled front garden with surrounding hedges, gate to front aspect, concrete driveway with access to rear aspect.

Rear Aspect:

Double garage with electric, and wooden storage area, concrete drive, gravelled garden.



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, water, gas and drainage.

MAINTENANCE / SERVICE CHARGE: No

WATER METER: TBC

PARKING ARRANGEMENTS: Double garage, off-street parking.

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

GROUND FLOOR
553 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 992 sq.ft. (92.1 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	69 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