



3 Bedrooms

James Winn are delighted to present for sale this fully recently renovated three-bedroom detached bungalow. Finished to a high-standard throughout, the property overhaul includes a full rewire, new insulation, fresh plastering, updated interior and exterior doors and windows. The updated accommodation features a new cotemporary fitted kitchen, a modern four-piece family bathroom, new flooring throughout, and a newly added loft conversion with twin Velux windows.

Situated in a sought-after Sowerby location with easy access to Thirsk amenities and transport links, the property is fully turnkey and chain free.

Croft Heads

Thirsk, North Yorkshire, YO7

Offers Over:

£300,000

EPC Rating: TBC
Council Tax: C



Location:

Situated on Croft Heads, the property is located in the desirable village of Sowerby, directly adjacent to the historic market town of Thirsk. The location balances quiet residential living with easy access to local amenities, reputable schools, and Thirsk town centre. Commuters benefit from excellent road connections via the A19 and A1(M), as well as direct rail services from nearby Thirsk railway station.

Entrance Hall:

6.0 x 1.64

Enter the property into a spacious entrance hallway finished with carpeted flooring and fitted with a radiator. The central hall provides direct access to all three ground-floor bedrooms, the family bathroom and the open-plan kitchen/reception space.

Bedroom One:

3.5 x 3.3

A double bedroom featuring carpeted flooring, a radiator and double-glazed window.

Bedroom Two:

3.5 x 3.3



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



A double bedroom featuring carpeted flooring, a radiator and double-glazed window.

Bedroom Three:

3.8 x 2.7

A double bedroom featuring carpeted flooring, a radiator and double-glazed window.

Family Bathroom:

2.7 x 2.7

A modern family bathroom featuring a four-piece suite comprising of a freestanding bath, bar shower with tray and glass screen, hand basin and WC. The space features laminate flooring, wood effect half wall waterproof panelling and a double-glazed window.



Kitchen / Reception Area:

8.47 x 3.73

A versatile, open-plan reception and kitchen area designed for modern living. The kitchen centres around a functional island equipped with an integrated electric hob, oven and extractor fan. Additional features include a dedicated nook for a freestanding fridge/freezer, an integrated dishwasher and a composite sink.



Loft Conversion:

4.5 x 2.86

Carpeted stairs lead to a fully carpeted loft conversion fitted with two velux windows. Serves as an ideal storage space, home office or hobby room.



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: No

PARKING ARRANGEMENTS: Off street parking for three 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.

Clauses:

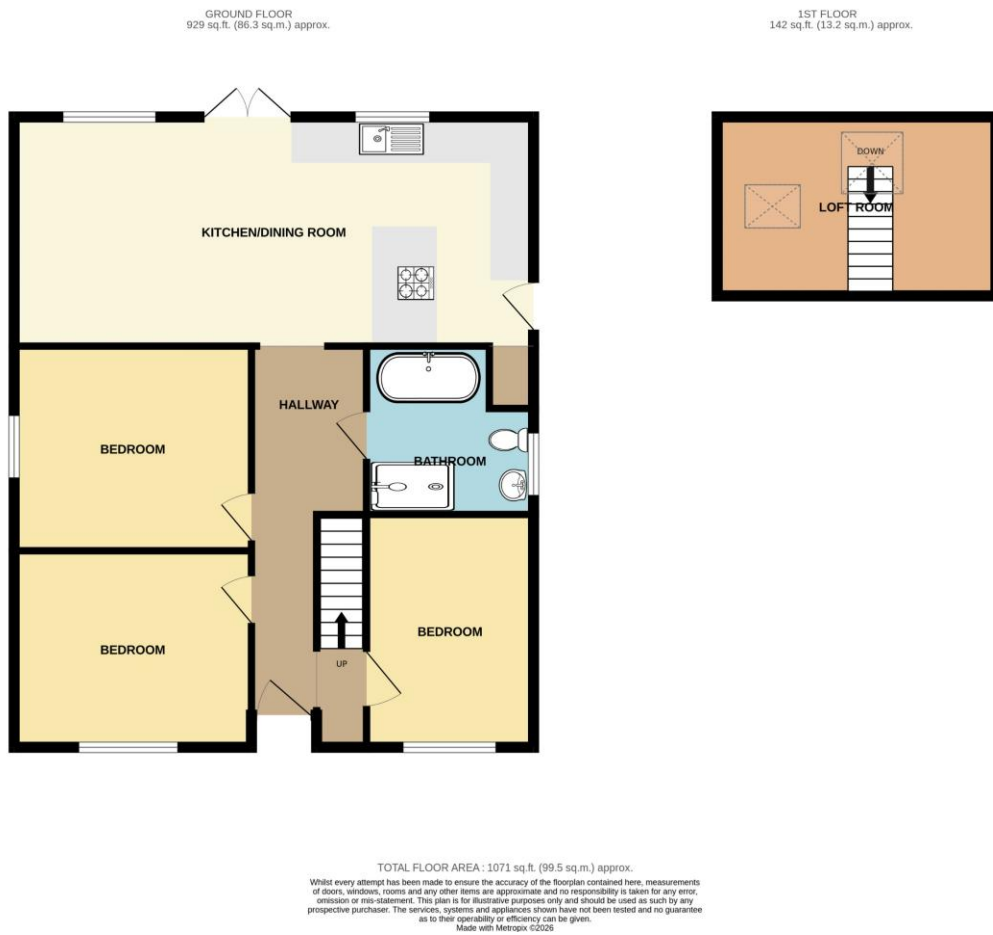
1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to 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
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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