



3 Bedrooms

James Winn are delighted to present for sale this well-proportioned three-bedroom semi-detached home offering balanced living space both inside and out. Situated on a quiet cul-de-sac, the property benefits from two floors of accommodation, including spacious conservatory. As well as off-road parking, substantial rear garden and large garage/storage space.

Springfield Close

Thirsk,
North Yorkshire,
YO7

Guide Price:

£240,000

EPC Rating: TBC
Council Tax: C



Location:

Nestled in the picturesque market town of Thirsk, Springfield Close benefits from a prime position within easy reach of local amenities, well-regarded primary and secondary schools, and the vibrant cobblestone town square. Thirsk offers a thriving high street lined with independent shops, cafés, supermarkets, and traditional pubs, all set against the backdrop of the nearby North York Moors and Howardian Hills. For commuters, the property provides convenient access to the A19 and A1(M) road networks, while Thirsk Railway Station connects directly to York, Leeds, and London King's Cross.



Directions:

From the James Winn Estate Agents office in the Market Place, head north toward Church Street/A61. Continue to follow the A61 out of the town centre for approximately 0.7 miles, then turn onto Springfield Close, where the property will be situated, marked with a James Winn for sale board.

Entrance Hall:

1.55 x 1.47

Accessed via a front uPVC door, the entrance hall features laminate flooring, a double glazed window, carpeted stairs leading to the first floor, and an interior door providing direct access to the living room.



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



Living Room:

5.2 x 3.53

A comfortable reception room benefiting from carpeted flooring, a double glazed bay window to the front, and a feature fireplace. An open archway or door provides direct access through to the kitchen.

Kitchen:

4.6 x 2.2

Fitted with a range of built-in storage units, tiled walls, and a radiator, the kitchen includes vinyl flooring and space for a washing machine and dishwasher. It benefits from access to the conservatory as well as an additional entryway featuring an under-stairs storage cupboard.

Conservatory:

3.98 x 2.4

A bright and airy addition featuring double glazed windows throughout, a tiled floor, and a glass roof. Double doors open directly out onto the rear garden.

Landing:

2.63 x 1.7

A carpeted landing with a double glazed window, providing central access to all three bedrooms and the family bathroom.

Bedroom One:

3.7 x 2.7

A spacious double bedroom featuring carpeted flooring, a double glazed window, a radiator, and large built-in wardrobes.

Bedroom Two:

3.4 x 2.57

A second well-proportioned bedroom benefiting from carpeted flooring, a double glazed window, a radiator, and large built-in wardrobes.

Bedroom Three:

2.5 x 1.9

A versatile third bedroom complete with carpeted flooring, a double glazing window, a radiator, and a built-in storage cupboard.

Bathroom:

2.25 x 1.7

Equipped with a vinyl floor, a double glazed window, a corner shower enclosure with a sliding glass door, a WC, and a hand basin. Additional comforts include a radiator and a heated towel rail.

Externally:

Externally, the property boasts a large private garden plot, a front lawned garden, and a driveway providing off-road parking. Additionally, the property features a substantial 10 x 3 meter garage and storage area.



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: Garage, off-street driveway 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.

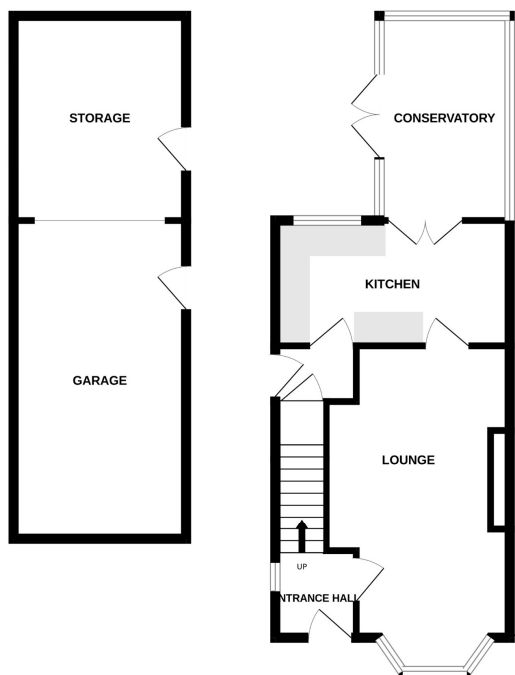
Mortgage & Financial Services:

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.

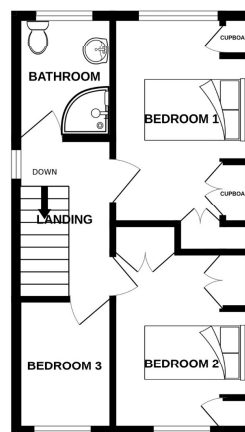
Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 1074 sq.ft. (99.8 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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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