James Winn Estate Agents



3 Bedrooms

James Winn Estate Agents are delighted to offer for sale, with no onward chain, this well-proportioned three-bedroom semi-detached family home set on a generous plot in Thirsk. Ideally situated just 0.7 miles from the vibrant town centre, the property combines quiet residential living with excellent accessibility for commuters, boasting immediate links to the A19, A1(M), and wider regional motorway network.

The ground floor features a spacious living room centred around a gas fire, alongside a dining kitchen complete with a range cooker, separate utility room, downstairs WC, and a bright sunroom with a fully double-glazed glass roof. Upstairs delivers three bedrooms—two of which benefit from built-in wardrobes—served by a modern shower room and separate WC. Externally, the home offers expansive front and rear lawned gardens, gated driveway parking for multiple vehicles, and a converted garage equipped with power, heating, and lighting, perfect for use as a home office, workshop, or studio space.

Sutton Road

Thirsk, North Yorkshire, YO7

Asking Price:

£260,000

EPC Rating: D

| info@jameswinn.co.uk | **www.jameswinn.co.uk**
2 Bakers Alley, 29 Market Place, Thirsk, YO7 1HD



Location:
Located just 0.7 miles from the market town centre of Thirsk, the property enjoys quiet residential living while offering quick, convenient access to an array of local shops, cafes, and amenities. The location is ideal for commuters, sitting in close vicinity to the A19, the A1(M), and the wider regional motorway network.



Entrance Hall:
Entered via a UPVC front door, with carpeted stairs leading to the first floor and direct access to the kitchen and living room.

Kitchen:
5.0 x 2.7
Fitted with unit storage, laminate work surfaces, and laminate flooring. Features a range cooker with extractor, built-in microwave, stainless steel sink, and space for a dishwasher. Includes two double-glazed windows, a radiator, and access to the utility room, downstairs WC, and sunroom.



Utility Room:
2.23 x 2.86
Fitted with laminate flooring, additional storage units, and a double-glazed window.

WC:
1.36 x 0.9
Equipped with a WC, hand basin, radiator, double-glazed window, and laminate flooring.

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Living Room:
6.02 x 3.60
Accessed from the hallway, featuring a gas fireplace, dual-aspect double-glazed windows, radiator, and laminate flooring.

Landing:
Laminate flooring throughout, providing access to all three bedrooms, shower room, and separate WC.

Bedroom One:
3.70 x 3.50
Features two double-glazed windows, double built-in wardrobe, radiator, and laminate flooring.

Bedroom Two:
3.50 x 3.30
Includes a double-glazed window, double built-in wardrobe, radiator, and laminate flooring.

Bedroom Three:
3.40 x 2.70
Fitted with a double-glazed window, radiator, and laminate flooring.

Shower Room:
2.40 x 1.94
Fully tiled walls, electric shower with glass enclosure, wash basin, heated towel rail, two double-glazed windows, and laminate flooring.

WC:
1.30 x 0.90
Separate first-floor WC with a double-glazed window and laminate flooring.

Workshop/Studio:
4.70 x 2.52
Accessed via UPVC double doors, featuring laminate flooring, spotlights, and a radiator.

Sun Room/Conservatory:
3.00 x 2.30
Fitted with double-glazed windows and a double-glazed roof, offering direct access to the rear garden.

Rear Gardens:
Large lawned garden with a storage shed to the rear.

Front & Driveway:
Large front lawn, gated driveway parking for multiple vehicles, and paved pathway access to the entrance.

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: Yes

PARKING ARRANGEMENTS: Gated driveway parking for multiple 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

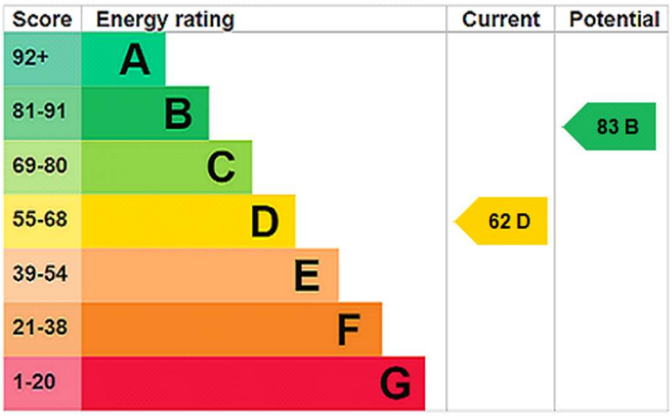
GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (94.9 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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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