James Winn Estate Agents



3 Bedrooms

James Winn are delighted to present with no onwards chain, this three-bedroom detached bungalow set on a generous, gated plot in the village of Thormanby, offering spacious single-storey living and extensive outbuildings. The internal accommodation comprises a central entrance hall, a bright living room with a gas fire, an open-plan kitchen/dining room with French doors to the rear, a practical utility room with a stable door, three well-proportioned bedrooms, and a bathroom. Externally, the property benefits from ample

Thormanby

York, North Yorkshire, YO61

Asking Price:

£310,000

EPC Rating: To be

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2 Bakers Alley, 29 Market Place, Thirsk, YO7 1HD



Auction:
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.





Description:
Rose Cottage presents an excellent opportunity to acquire a versatile home with extensive outdoor facilities, making it particularly appealing to buyers seeking space for hobbies, pets, smallholding, or workshop use. The layout flows effortlessly from a central hallway, balancing comfortable living areas with practical additions such as a separate utility room with stable-door access and ample built-in storage throughout. Outside, the gated plot offers high levels of privacy and functionality, combining off-road parking for multiple vehicles with mature gardens, dedicated animal enclosures, and substantial workshop and garage space.

Location:
Situated in the North Yorkshire village of Thormanby, Rose Cottage enjoys a rural setting positioned conveniently along the A19 between the market towns of Easingwold and Thirsk. Both nearby towns offer a wide range of everyday amenities, including independent shops, supermarkets, cafes, pubs, and local schools.

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The property is also well placed for commuters, providing straightforward road links north towards Teesside and south to the historic city of York, with mainline rail services available from Thirsk station.

Entrance Hall:
A spacious entrance hall with carpeted flooring and a radiator, providing direct access to all three bedrooms, the bathroom, the living room, and the kitchen/dining room.

Living Room:
7.00 x 3.63
Comprising carpeted flooring, a radiator, a gas fire, three double-glazed windows, and an internal door leading through to the dining room.

Kitchen/Dining Room:
7.00 x 2.50
The kitchen area features built-in units, tiled flooring, a stainless steel sink, and space for a fridge and washing machine. This opens into a carpeted dining area with double French doors to the rear exterior and access to the utility room.

Utility Room:
4.00 x 2.20
Accessed via a stable door from the kitchen, this room includes laminate flooring, built-in units, a stainless steel sink, and space for additional appliances. Surrounded by double-glazed windows, it also features an external door to the side of the property.

Bathroom:
2.50 x 2.10
Fitted with carpeted flooring, two double-glazed windows, a WC, an electric shower with sliding glass doors and accessible grab handles, and a large airing cupboard.

Bedroom One:
4.30 x 2.50
Features carpeted flooring, a radiator, a double-glazed window, and a decorative fireplace hearth.

Bedroom Two:
4.20 x 2.70
Features carpeted flooring, a radiator, and a double-glazed window.

Bedroom Three:
3.80 x 2.40
Features carpeted flooring, a radiator, and a double-glazed window.

Externally

Front Aspect:
Approached through a gated entryway, the property sits on an attractive plot with a gravelled driveway providing parking for several vehicles.

Side Aspect:
Accessed via the external uPVC door from the utility room, the side of the property comprises a paved walkway bordered by mature hedging and fencing. This area provides practical space for storage, houses a water butt, and leads directly around to the rear patio and wider grounds.

Rear Aspect:
Accessed via the French doors from the dining room or around from the side walkway, the rear of the property features paved patio areas leading out to a lawned garden bordered by fencing, mature trees, and established hedging. The grounds also incorporate several enclosed wire-mesh runs suitable for pets or poultry, alongside access to the detached garage - which features an adjoining workshop/potting shed with fitted storage and a window, as well as an attached covered wire-mesh run.

Rear Aspect:
Accessed via the French doors from the dining room or around from the side walkway, the rear of the property features paved patio areas leading out to a lawned garden bordered by fencing, mature trees, and established hedging. The grounds also incorporate several enclosed wire-mesh runs suitable for pets or poultry, alongside access to the detached garage - which features an adjoining workshop/potting shed with fitted storage and a window, as well as an attached covered wire-mesh run.

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 and 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.

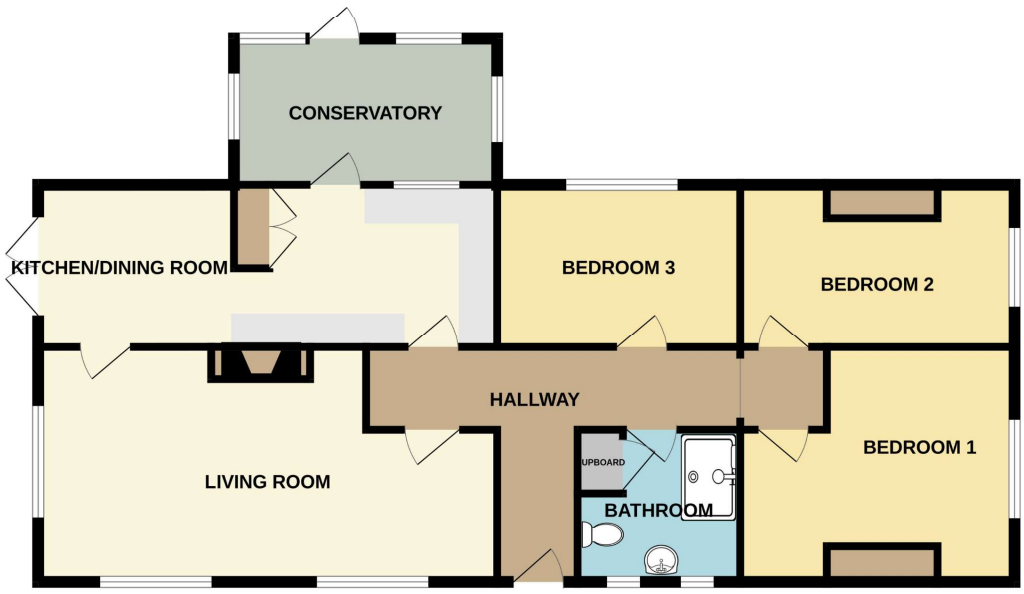
Clauses:
1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be 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
1065 sq.ft. (99.0 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (99.0 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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