



James Winn
Estate Agents

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****FANTASTIC HOLIDAY LET OR INVESTMENT POTENTIAL **** This well presented property is tucked away just off of Thirsk Market Place making it a perfect & convenient location for shops & restaurants. Converted into a house in the 1990's the property offers superb sized accommodation over two floors and comprises of a kitchen with understairs cupboard, a spacious lounge, a first floor landing, a large master bedroom with airing cupboard, a second bedroom and a house bathroom/w.c.. It is rare to find a property of this size & location at such fantastic value. The property should appeal to investors, first time buyers and those looking to downsize. With the added benefits of central heating, a town centre location and exposed beams viewing is recommended to appreciate the size, location and potential of the accommodation on offer. EPC 'F'.

£135,000

LOCATION

Situated within the historical centre of Thirsk just outside the Market Place. Shops and leisure facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate.

DIRECTIONS

Viewers are invited to contact us for directions.

THE ACCOMMODATION COMPRISES

KITCHEN

14'11 x 7'6 (4.55m x 2.29m)

Including a fitted range of wall and base units incorporating rolled edge work surfaces, single drainer sink unit with mixer taps over, integrated electric oven & five ring gas hob, extractor hood & light, plumbing for a washing machine, space for a dryer, radiator, beam, understairs cupboard, entrance door to the side and glazed window to the front.



LOUNGE

15'4 x 12'6 (4.67m x 3.81m)

With glazed windows to the front & side elevations, beam, television point and radiators.



FIRST FLOOR LANDING

With doors to all rooms, beam and glazed window to the rear.

BEDROOM

17'6 x 11'11 max (5.33m x 3.63m max)

With glazed windows to the front, large airing cupboard, beam and radiator.



BEDROOM

11'4 x 5'9 (3.45m x 1.75m)

With glazed window to the side, beam, loft access and radiator.



HOUSE BATHROOM/W.C.

Including a three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level w.c., radiator ,extractor fan and glazed window to the rear elevation.



EXTERIOR**PARKING**

The current owners park on the cobbles directly outside the property however this is not deeded.

VIEWING

Viewing is Strictly By Appointment Only.

FREE VALUATION

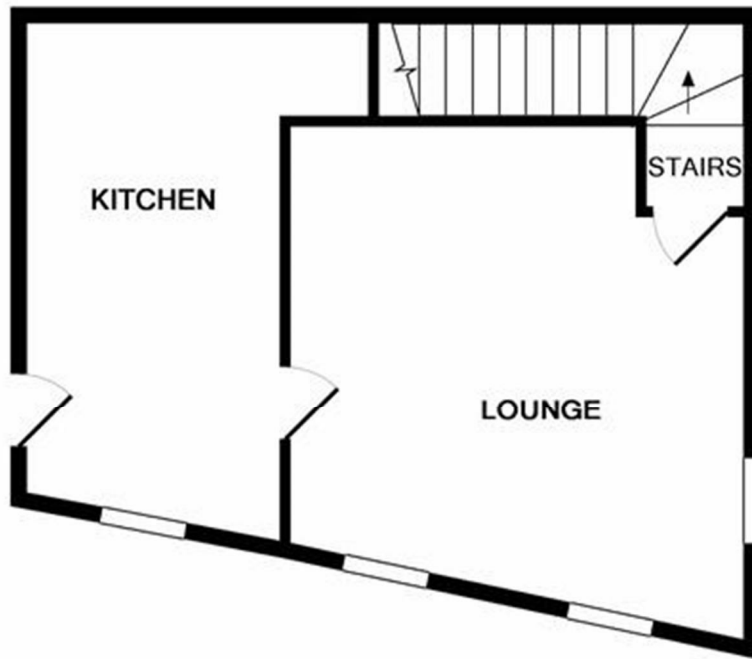
If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

MORTGAGE ADVICE

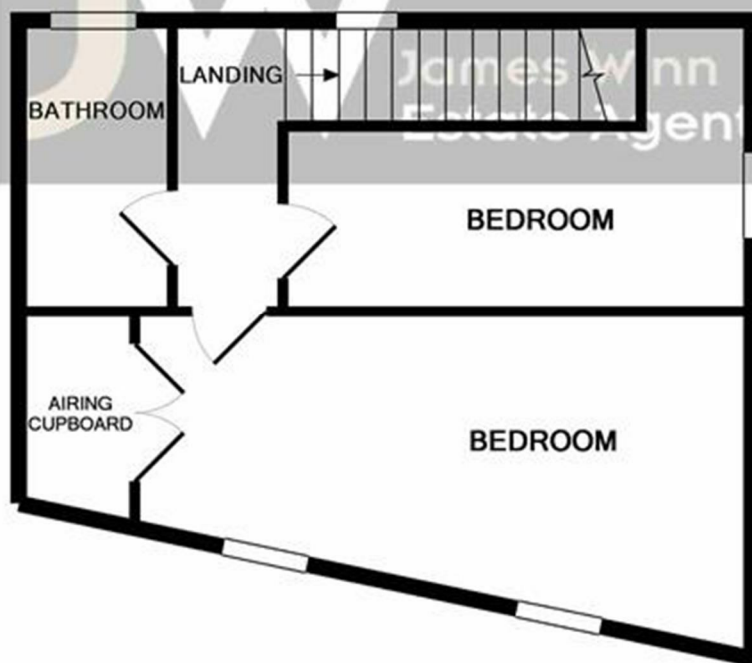
James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

FREEHOLD

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.



GROUND FLOOR
APPROX. FLOOR
AREA 361 SQ.FT.
(33.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(33.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 724 SQ.FT. (67.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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