



4 Railway Terrace, Thirsk, YO7 1QT  
Offers Over £300,000



**JOPLINGS**  
Property Consultants



## 4 Railway Terrace

SOWERBY, THIRSK, YO7 1QT

Welcome to this charming Victorian terraced house located on Railway Terrace in the sought-after area of Sowerby, Thirsk. This beautifully presented property boasts two reception rooms, perfect for entertaining guests or relaxing with family. With four spacious bedrooms and two bathrooms, there is plenty of room for a growing family or those in need of extra space.

The property exudes character and charm typical of Victorian homes, offering a unique living experience. With a generous 1,227 sq ft of living space, there is ample room to make this house your home. The long front garden adds to the appeal of this property, providing a lovely outdoor space to enjoy the fresh air or perhaps indulge in some gardening. As well as having a Garden Office to further add to the versatility of this property.

Conveniently, this house comes with parking for two vehicles, a valuable asset in this popular location. Whether you're commuting to work or simply exploring the picturesque surroundings, having parking space readily available is a definite plus.

Overall, this Victorian terraced house on Railway Terrace is a fantastic opportunity for those looking for a well-maintained property with character in a desirable location.







#### HALLWAY

#### LOUNGE

14'5" x 12'4" (4.39m x 3.76m)  
Bay with sash windows, Adams style fire surround with exposed brick recess and tiled hearth, inset log burner, built-in units to alcoves with cupboard space and shelving, picture rail coving, ceiling rose, upright radiator, sliding doors to:

#### DINING ROOM

15'3" x 12'3" (4.65m x 3.73m)  
Double French doors to rear yard, Adams style fireplace with cast iron fire, coving, ceiling rose, wood effect flooring, built-in cupboard with drawer, open to:

#### KITCHEN

13'11" x 8' (4.24m x 2.44m)  
Window to the side. Range of base, wall and drawer units with complementing wooden worksurfaces inset Belfast sink with mixer tap, space for range style cooker, integrated wine fridge, wood effect flooring, feature tiled wall, upright radiator, door to:

#### PANTRY

7'1" x 3'9" (2.16m x 1.14m)  
Window to side, plumber for washing machine, base and wall cupboards, wooden worksurfaces

#### LANDING

Stairs to second floor, doors to:

#### BEDROOM 1

15'7" x 12'4" (4.75m x 3.76m)  
Sash window to front, coving, school style radiator, exposed floorboards, built-in wardrobes

#### BEDROOM 2

12'4" x 9'7" (3.76m x 2.92m)  
Window to rear, part-panelled walls, two built in wardrobes, built-in cupboard, housing new (2024) Baxi boiler with 10 year guarantee, radiator

#### BATHROOM

Window to side. White suite comprising panelled bath with shower over, pedestal wash basin in vanity unit, low level WC, tiled to bath area, 1/2 panelled elsewhere, radiator, extractor fan

#### BEDROOM 3

9'2" x 8' (2.79m x 2.44m)  
Window to rear, coving, radiator

#### BEDROOM 4

17'8" x 15'7" (5.38m x 4.75m)  
Window to front and Velux style window to rear, painted floorboards, spotlighting, eaves storage, loft access, two built in storage cupboards

#### EN-SUITE

Shower cubicle with mixer shower, wash basin in vanity unit, concealed flush WC, tiled floor

#### FRONT GARDEN

Two off road parking spaces. fully enclosed by high timber fence, mostly laid to lawn with mature borders, paved path and two paved areas, one holding the Garden Office, the other as a patio seating area

#### GARDEN OFFICE

12'6" x 6'6" (3.81m x 1.98m)  
Fully insulated wooden construction with an engineered wood floor, electric fire, power and light, two windows to the front and French doors

#### REAR YARD

Courtyard style seating area with outside tap

#### WORKSHOP

12'6" x 7' (3.81m x 2.13m)  
Open plan, currently used as a gym area, wooden door to the back lane, access to:

#### STORE

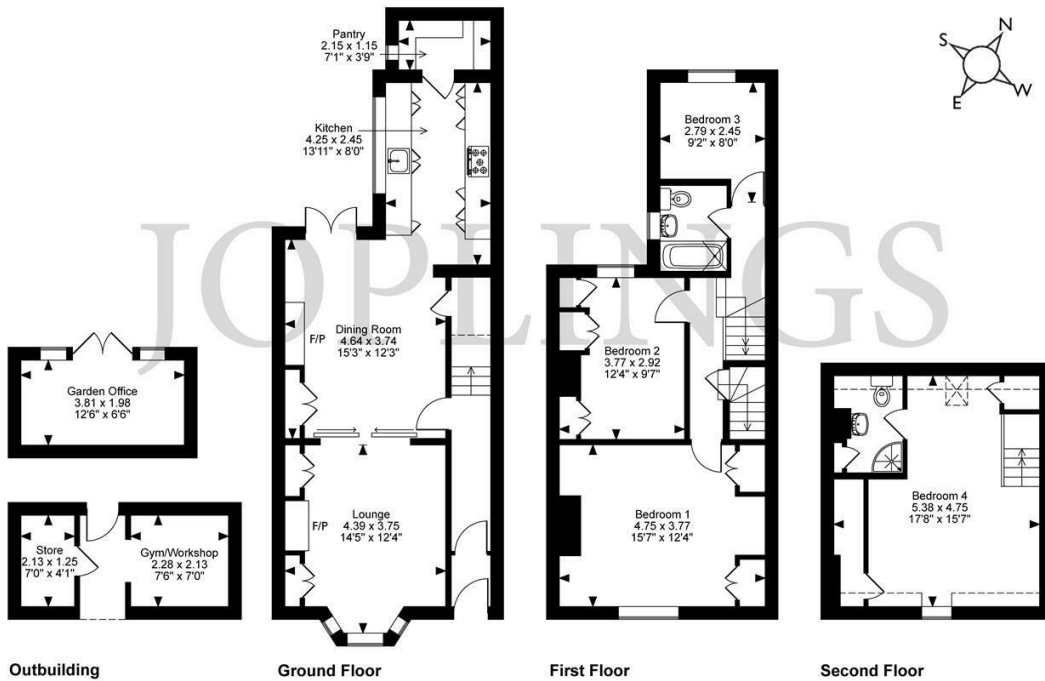
7' x 4'1" (2.13m x 1.24m)





## FLOOR PLAN

4 Railway Terrace, Sowerby, Thirsk  
 Approximate Gross Internal Area  
 Main House = 125 Sq M/1346 Sq Ft  
 Outbuildings = 18 Sq M/194 Sq Ft  
 Total = 143 Sq M/1540 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

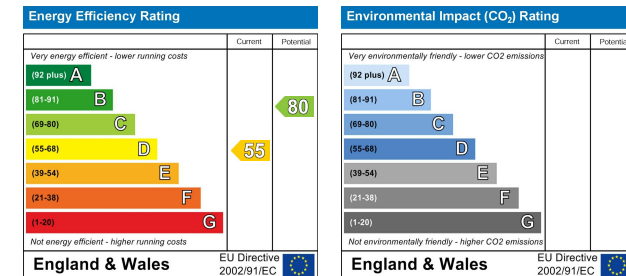
## VIEWING

Please contact our Thirsk Office on 01845 522680 if you wish to arrange a viewing appointment for this property or require further information.

## AREA MAP



## ENERGY EFFICIENCY GRAPH



## Joplings Property Consultants

10 North St, Ripon, HG4 1JY  
 01765 694800  
 ripon@joplings.com

19 Market Place, Thirsk YO7 1HD  
 01845 522680  
 thirsk@joplings.com

www.JOPLINGS.com

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.