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Herriot House 79 Front Street, Sowerby Thirsk YO7 1JP

Available to purchase is this period two bedroom terrace cottage, which has been upgraded by its current owners. The cottage is located towards the end of the much sought after Front Street part of Sowerby overlooking the tree lined greens. Over two floors the accommodation comprises of a lounge with multi-fuel stove, a dining kitchen with fitted dining table, a modern house bathroom/w.c, a galleried landing, a large master bedroom with feature fireplace & views over Front Street and a decent sized second bedroom. To the exterior the property has a newly laid paved front garden and a rear courtyard with new paving & two brick outbuildings. With the added benefits of gas central heating & no onward chain, viewing is highly advised to appreciate the size, location, presentation & charm of the accommodation on offer. EPC C. Hambleton Council - Tax Band C.

£235,000

LOCATION

Situated overlooking the tree lined greens on the sought after Front Street part of Sowerby. Local schools, 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 urban areas of Leeds, Teesside, Harrogate and only half an hour from the city of York, there is also access to the main East Coast railway station which has regular trains to York and Kings Cross.



DIRECTIONS

Leaving Thirsk Market Place via Westgate take the first turning at the mini roundabout on the left onto Sowerby Road, follow the road down to Front Street and proceed to the green to where the property is on the left hand side.

THE ACCOMMODATION COMPRISES

LOUNGE

With entrance door & sash window to the front elevation, multi-fuel stove sat on brick hearth with wooden mantle, television point, spotlights and radiator.



DINING KITCHEN

Including a fitted range of wall and base units incorporating rolled edge work surfaces, square bowl sink unit with mixer taps over, electric cooker point, extractor hood & light, plumbing for a washing machine, tiled splashbacks, spotlights, fitted seating area, radiator, staircase to the first floor, understairs cupboard, glazed window to the rear and glazed door leading out to the yard.



BATHROOM/W.C.

Including a modern three piece suite comprising of a wood panelled bath with shower over, pedestal wash hand basin, low level w.c., part tiled walls, vertical heated towel rail and glazed window to the side elevation.



FIRST FLOOR LANDING

Galleried landing with doors to both bedrooms.

BEDROOM ONE

With sash window to the front elevation, feature fireplace, spotlights and radiator.



BEDROOM TWO

With window to the rear elevation, loft access, spotlights and radiator.



EXTERNAL

To the front of the property is a newly paved patio area taking in the views of Front Street. To the rear is a small newly paved courtyard with fenced boundaries and gate to the rear providing rear access over the neighbouring properties. Please note there is a right of way over the courtyard for the neighbouring house.



BRICK STORE

Two external brick out buildings with light & power.



VIEWING

Viewing is Strictly By Appointment Only.

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.

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.

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
338 sq.ft. (31.4 sq.m.) approx.

1ST FLOOR
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.3 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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