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45 Victoria Avenue, Sowerby Thirsk YO7 1QX

A great opportunity to purchase this extended, characterful end terrace, three bedroom, two bathroom property. The house is located at the end of a sought after street in the popular Sowerby part of Thirsk, within easy walking distance of the Market Place & all other local amenities. Over two floors the accommodation comprises of an entrance porch, a hallway, a lounge with bay window to the front, a dining room, a further reception room, a kitchen, a galleried split level landing, three bedrooms, an en-suite shower room, a recently refreshed bathroom and a separate W.C.. To the exterior of the property there is a South facing enclosed rear garden with lawn, garden & garden shed and a garage to the rear. With the added benefits of gas central heating and UPVC double glazing, viewing is highly advised to appreciate the size, location and potential of the accommodation on offer. EPC D. North Yorkshire Council - Tax Band C

£240,000

LOCATION

Situated within easy walking distance of the Market Place in the sought after Sowerby part of Thirsk, at the end of a well regarded cul de sac. 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 urbanisations of Leeds, Teesside, York and Harrogate.

DIRECTIONS

Leaving Thirsk via Westgate take the first turning at the mini roundabout onto Topcliffe Road. Take the right hand turn onto Victoria Avenue to where the property is located at the bottom of the street on the left hand side.

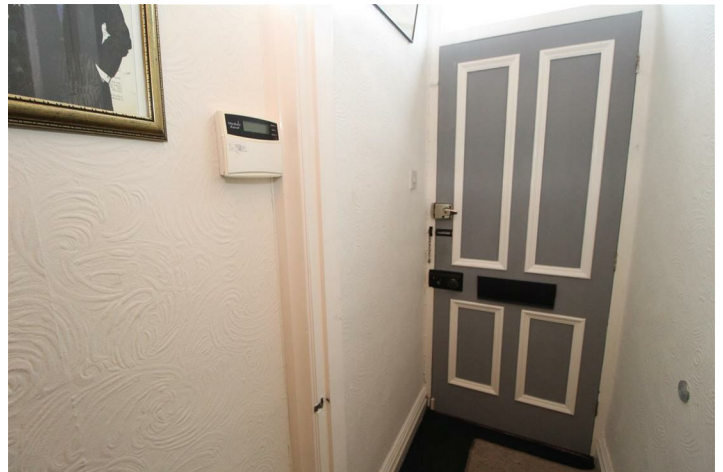
THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

With entrance door to the front elevation with window above, glazed door to the hall and coving to the ceiling.

HALLWAY

With staircase to the first floor, coving to the ceiling and radiator.



LOUNGE

11'11 x 11'9 (3.63m x 3.58m)

With double glazed bay window to the front, coving to the ceiling, picture rail, ceiling rose, gas fireplace, television point, sliding glass doors to the dining room and radiator.



DINING ROOM

12'7 x 12'1 (3.84m x 3.68m)

With double glazed window to the rear elevation, coving to the ceiling, picture rail, ceiling rose, telephone point and radiator.



RECEPTION ROOM

21'1 x 6'7 (6.43m x 2.01m)

With double glazed window to the rear elevation and radiator.



KITCHEN

12'4 x 8'1 (3.76m x 2.46m)

Including a fitted range of wall and base units incorporating rolled edge work surfaces, one and a half bowl sink unit with mixer taps over, integrated electric double oven & hob, plumbing for a washing machine, fridge freezer, boiler, tiled splashbacks, spotlights, understairs cupboard, radiator and double glazed windows & door to the side.



FIRST FLOOR LANDING

Galleried split level landing with storage cupboards, coving to the ceiling and loft access.



BEDROOM

14 x 8'5 (4.27m x 2.57m)

With double glazed window to the front elevation, fitted wardrobe and radiator.



BEDROOM

12'7 x 9'5 (3.84m x 2.87m)

With double glazed window to the rear elevation, storage cupboard, telephone point and radiator.



BEDROOM

16'2 x 6'4 (4.93m x 1.93m)

With double glazed window to the rear and radiator.



EN-SUITE SHOWER ROOM

4'7" x 6'4" (1.40 x 1.95)

Including a three piece suite comprising of a step in shower cubicle, hand basin in vanity, low level w.c., radiator and double glazed window to the front elevation.



HOUSE BATHROOM

8'11" x 8'0" (2.73 x 2.46)

With rear facing UPVC double glazed window, freestanding bath, walk-in shower unit, tiled walls, wash hand basin and radiator.



W.C.

2'9" x 3'5" (0.85 x 1.05)

With low level w.c and double glazed window to the side.

EXTERIOR

GARDEN

South facing enclosed rear garden with patio area, lawn, flower, tree & shrub borders, garden shed, outside tap & socket and walled boundaries with access gate.



GARAGE

Located at the rear of the property accessed via Melbourne Place is the garage with up & over door.



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.

VIEWING

Viewing is Strictly By Appointment Only.

FREE VALUATION

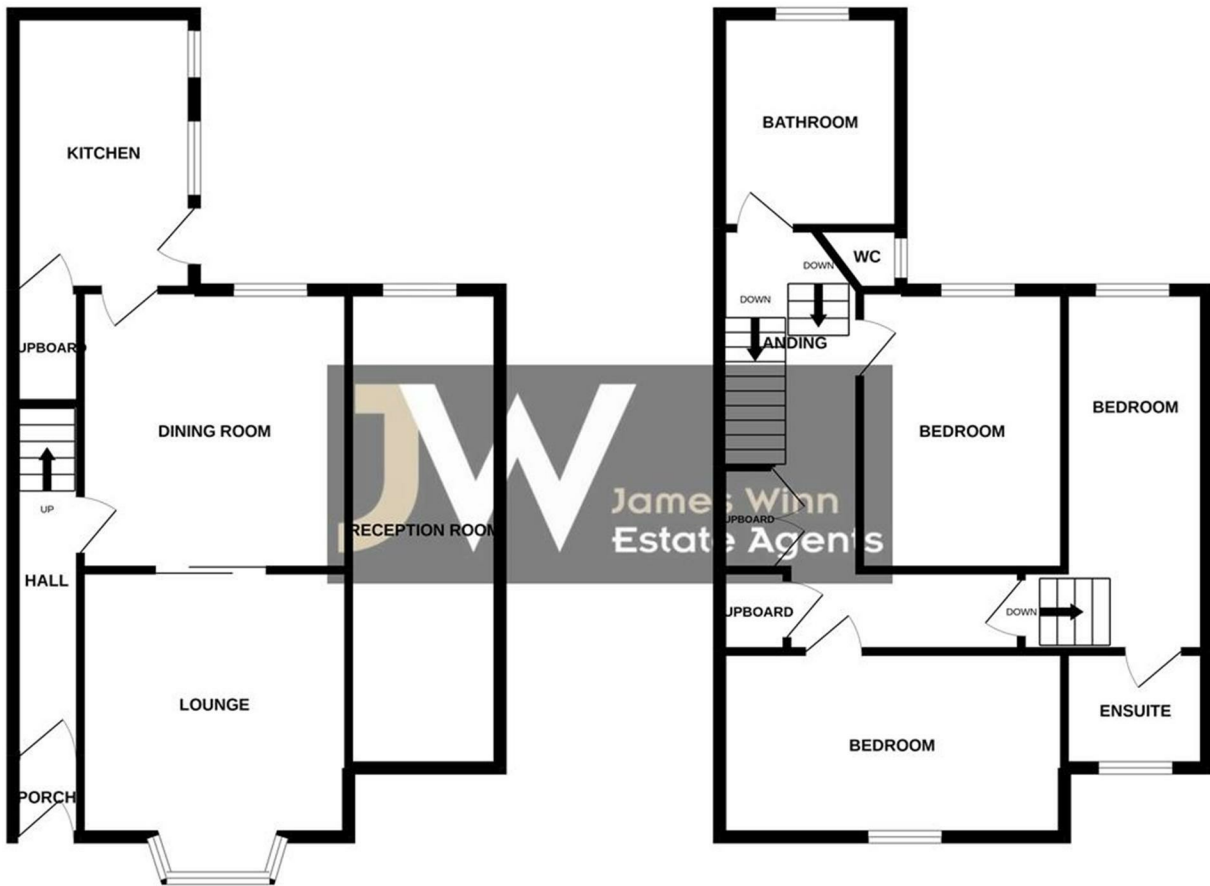
If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

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.

GROUND FLOOR
624 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1239 sq.ft. (115.1 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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