



James Winn
Estate Agents

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8 Southlands Court, Off Green Lane East Sowerby YO7 1LA

We are delighted to present to the market for sale an opportunity to purchase this spacious, well presented bungalow situated on a very peaceful small development, within the sought after Sowerby part of Thirsk within walking distance of the town centre. The property offers accommodation on one level to include an entrance hall with loft access, a through lounge diner, a modern fitted kitchen with integrated appliances, two bedrooms and a house bathroom/ w.c. with modern shower suite. The property is set in attractive gardens on this small development for the over 55's with designated parking. With the added benefits of double glazing & gas central heating, internal inspection is essential to appreciate the size, presentation and location of the accommodation on offer. Energy rating D, council tax band B.

Offers In The Region Of £195,000

LOCATION

Situated within walking distance of the town centre in the sought after Sowerby part of Thirsk on a private development away from main roads. 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 market place via Westgate take the first turning at the mini roundabout onto Sowerby Road and take the right hand turn onto Green Lane East. The turning onto Southlands Court is on the right hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With double glazed entrance door to the front elevation, access to the roof space via loft ladders (The loft is part boarded with light) and radiator.



LOUNGE/ DINING ROOM

17'6" x 12'0" (5.33m x 3.66m)

With double glazed bay window to the front elevation, double glazed patio doors to the rear garden, coving radiator, telephone and television point.



KITCHEN

9'1" x 8'11" (2.79m x 2.72m)

Including a fitted modern range of wall and base units incorporating rolled edge work surfaces, tiled splashbacks, stainless steel electric oven, gas hob, extractor hood & light, one and a half bowl sink unit with mixer taps over, integrated washer dryer, fridge freezer, inset spotlights, boiler, radiator and double glazed window to the front elevation.



BEDROOM ONE

11'5" x 11'6" (3.48m x 3.51m)

With double glazed window to the rear elevation, fitted wardrobes and radiator.



BEDROOM TWO

8'9" x 8'0" (2.67m x 2.44m)

With double glazed window to the rear elevation and radiator.



HOUSE BATHROOM/ W.C.

Including a modern recently fitted three piece suite comprising of a double step in shower cubicle, pedestal wash hand basin & hidden cistern w.c. set in vanity unit with cupboards, shaver point, radiator, inset spotlights, tiled walls and double glazed window to the front elevation.



EXTERNAL



GARDENS

The gardens are open plan with communal courtyard areas, flagged patios and walled boundaries with gravelled sections, outside power and tap.



PARKING

There is designated parking in a private car park.

ADDITIONAL PHOTO

VIEW BY 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.

LEASEHOLD

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 leasehold with a charge of £300 per annum including buildings insurance. The owners run the management, 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.



TOTAL APPROX. FLOOR AREA 591 SQ.FT. (54.9 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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