



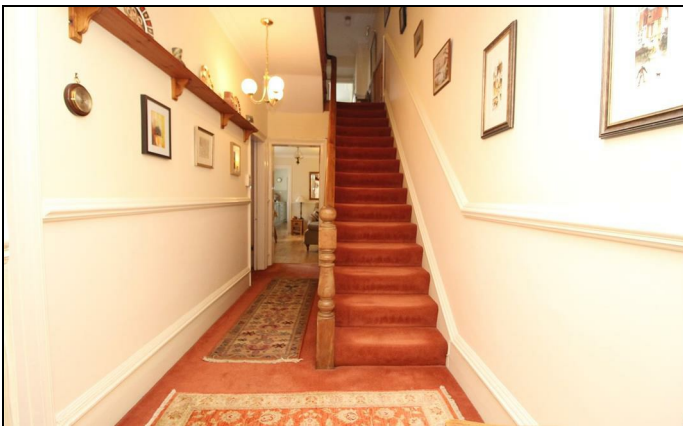
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44 Topcliffe Road, Sowerby Thirsk YO7 1RB

An incredible opportunity to purchase this five bedroom Victorian semi detached house located on the popular and central location of Topcliffe Road. With internal accommodation spread over four floors this property is sure to attract lots of attention. Ground floor accommodations consists of a porch, large entrance hall, spacious living room, snug, dining room, kitchen, boot room, shower room. To the first floor you will find four bedrooms one with an en suite shower room/w.c and finally a house bathroom/w.c. To the second floor is a good sized loft room with good storage space. The property also has a good sized basement for storage. Externally you will find a peaceful stone patio rear courtyard with a timber shed and an outhouse store, there is also a detached rear garden with laid lawn and a timber shed, with parking allocated for two vehicles. Viewings are absolutely recommended to appreciate the size, location and style of this brilliant historic property. EPC rating E, Council tax band E.

Offers Over £535,000

LOCATION

DIRECTIONS

INTERNAL ACCOMMODATION CONSIST OF

PORCH

3'0" x 4'5" (0.93 x 1.35)

ENTRANCE HALL

25'9" x 4'4" (7.87 x 1.34)

With access to first floor and a radiator.



LIVING ROOM

12'11" x 15'2" (3.95 x 4.63)

With front facing bay window, gas fire, tv point, fitted units and a radiator.



SNUG

13'0" x 15'2" (3.98 x 4.63)

With rear facing double glazed French doors leading to yard, feature fireplace, fitted units to the right of fireplace, and a radiator.



DINING ROOM

14'7" x 11'9" (4.47 x 3.60)

With side facing window, feature fireplace, storage cupboard, access to basement and a radiator.



KITCHEN

13'3" x 10'11" (4.05 x 3.33)

With three side facing windows, a range of fitted wall, draw & floor units , dishwasher, stainless steel sink + drainer, gas cooker + gas hobs, fridge freezer and a kick heater.



UTILITY ROOM

4'9" x 5'6" (1.46 x 1.69)

With fitted wall units, plumbing for a washing machine, storage cupboard and a radiator.

BOOT ROOM

9'7" x 6'0" (2.93 x 1.84)

With a side facing timber door & window, fitted wall units and a storage cupboard.

SHOWER ROOM

9'6" x 4'10" (2.91 x 1.48)

With a rear facing window, low level W.C, step in shower, vanity sink unit and a radiator.

BASEMENT

12'8" x 12'7" (3.87 x 3.85)

With a rear facing window and a radiator.

LANDING



BEDROOM ONE

13'1" x 13'3" (4.00 x 4.04)

With a rear facing window, access to en suite and a radiator.



EN SUITE

7'6" x 7'4" (2.31 x 2.24)

With two side facing windows, low level W.C, walk in shower, vanity sink unit and a heated towel rail.



BEDROOM TWO

13'3" x 11'10" (4.05 x 3.61)

With side & rear facing double glazed windows, store cupboard and a radiator.



BEDROOM THREE

13'1" x 11'9" (4.00 x 3.59)

With front facing UPVC window and a radiator.



BEDROOM FOUR

9'4" x 8'0" (2.86 x 2.46)

With front facing window and a radiator.



BATHROOM/W.C

6'6" x 7'3" (1.99 x 2.23)

With side facing window, low level W.C, panelled bath with shower over, pedestal wash hand basin and a heated towel rail.



LOFT ROOM

16'6" x 15'1" (5.05 x 4.60)

With two rear facing sky lights and a radiator.



REAR YARD

South facing year courtyard with stone patio flooring, access to front of property, timber shed and outhouse store.



GARDEN

With mostly laid lawn and a timber shed, the garden is detached from the property at the rear with an entrance from south crescent road.



EXTERNALLY



PARKING

Allocated parking for two vehicles

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.

MORTGAGE & FINANCIAL 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 adviser based in Northallerton. 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.

PLEASE NOTE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: n/a

WATER METER: Yes

PARKING ARRANGEMENTS: Parking for 2 Vehicles

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No Known Issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

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.

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.

VIEWING

Viewing is Strictly By Appointment Only.



44 TOPCLIFFE ROAD

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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