



**James Winn**  
**Estate Agents**

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### **7 Southlands Court, Sowerby Thirsk YO7 1LA**

Available to purchase is this well presented one bedroom semi detached bungalow on the quiet and well located plot of Southlands court. In ready to move in condition this property is the perfect purchase for a quiet and relaxed lifestyle. Internal accommodation consists of an entrance hall, living room, kitchen, large bedroom with built in wardrobes and a bathroom/w.c Externally the property offers a shared rear courtyard and one allocated parking spot located in the designated carpark to the front. The property is set in attractive gardens on this small development for the over 55's. 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 C, council tax band A.

**£170,000**

### 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.

### ENTRANCE PORCH

4'6" x 2'11" (1.39 x 0.91)

With front facing UPVC door and a radiator.

### LOUNGE DINER

13'0" x 15'7" (3.97 x 4.75)

With a front facing UPVC double glazed bay window, TV point, open plan access to kitchen and two radiators.



### KITCHEN

9'1" x 9'4" (2.77 x 2.85)

With a range of wall draw & floor units, plumbing for a washing machine, stainless steel sink + drainer, space for fridge freezer and a tiled splashback.





**HOUSE BATHROOM/W.C**

7'2" x 5'10" (2.20 x 1.80)

With a low level w.c, paneled bath with shower over, pedestal wash hand basin and a radiator.



**BEDROOM**

10'9" x 15'7" (3.29 x 4.75)

With a rear facing UPVC door & window and a radiator.



REAR YARD

With stone patio with access via bedroom.



EXTERNALLY





**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.

**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.

**VIEWING BY APPOINTMENT**

Viewing is Strictly By Appointment Only.

**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:** £650 Per Annum

**WATER METER:** YES

**PARKING ARRANGEMENTS:** ONE ALLOCATED PARKING SPACE

**BROADBAND SPEED:**

The maximum speed for broadband in this area is shown by inputting the postcode at the following 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

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## 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.

GROUND FLOOR

