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12 South Terrace, Sowerby YO7 1RH

This terraced property is situated in the much sought after Sowerby part of Thirsk within close walking distance to the market place and local amenities. Over two floors the accommodation comprises of an entrance hall, a lounge with open fire place and arch to the dining room (which has a large understairs cupboard), a dining kitchen with walk in pantry, a first floor landing, three good sized bedrooms and a modern house bathroom/w.c.. To the exterior of the property there is a great sized South facing garden with driveway, a rear yard and garage with rear access. With the added benefits of double glazing & gas central heating viewing is highly recommended to appreciate the size, location and presentation of the accommodation on offer. EPC 'E' COUNCIL TAX BAND 'C'

£250,000

LOCATION

Situated in the middle of a row of terrace houses in a private location away from the main road in Sowerby within walking distance of the town centre with access to the front & rear. Local schools, shops and leisure facilities associated with a market town are all available. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside and York.

DIRECTIONS

Leaving Thirsk by the market place, proceed into Westgate. At the mini roundabout take the 2nd exit onto Topcliffe Road, travel up Topcliffe Road, South Terrace is some way up on the left hand side with access roads to the front & rear.

THE ACCOMMODATION COMPRISES

ENTRANCE LOBBY

With glazed entrance door and door to the hall.

ENTRANCE HALL

With double glazed door to the front elevation, radiator and staircase to the first floor.

LOUNGE

14'4 x 11 (4.37m x 3.35m)

With double glazed bay window to the front elevation, window seat, cast iron open fire place, exposed varnished floorboards and radiator.



DINING ROOM

13'2 x 11' (4.01m x 3.35m)

With double glazed window to the rear elevation, understairs storage and radiator. Stripped timber panel doors. Open to lounge.



KITCHEN

12'11 x 8' (3.94m x 2.44m)

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, electric oven, extractor hood & light, plumbing for a dishwasher, boiler, walk-in pantry with plumbing for a washing machine & double glazed window and double glazed window & door to the side elevation.



FIRST FLOOR LANDING

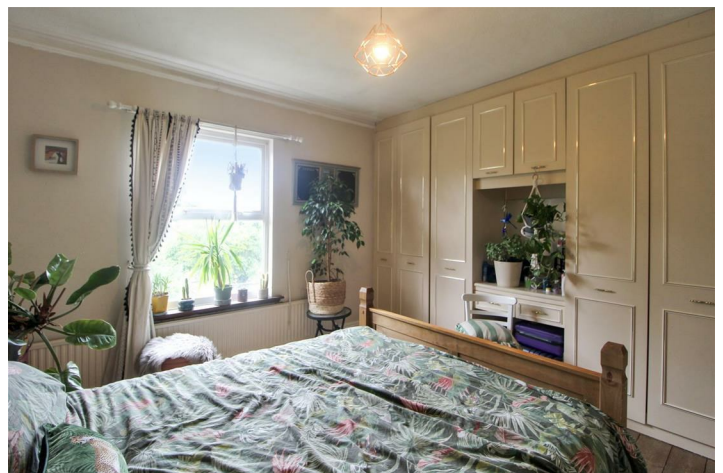
Galleried landing with skylight, Velux window, fitted cupboard and doors to all rooms.



BEDROOM ONE

14' x 12'1 (4.27m x 3.68m)

With double glazed window to the front elevation overlooking the garden, wardrobes, television point and radiator.



BEDROOM TWO

13'6 x 8' (4.11m x 2.44m)

With double glazed window to the rear elevation and radiator.



BEDROOM THREE

7'11 x 5'11 (2.41m x 1.80m)

With double glazed window to the rear elevation and radiator.



HOUSE BATHROOM/W.C.

Including a modern three piece suite comprising of a panelled bath with shower over, hand basin with vanity unit, low level w.c., part tiled walls and double glazed window to the side elevation.



EXTERIOR



GARDEN

To the front of the property there is a superb sized South facing garden with lawn, mature trees & planted shrubs. At the end of the garden there is a private road with vehicular access and parking.



YARD

Walled yard with gated access, door to the garage.



GARAGE

15'1 x 10'11 (4.60m x 3.33m)

With up and over door, light & power. Door to the side.



PARKING

The property has the benefit of the garage and a driveway to the front.

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.

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: No

PARKING ARRANGEMENTS: Garage and on road parking

BROADBAND SPEED:

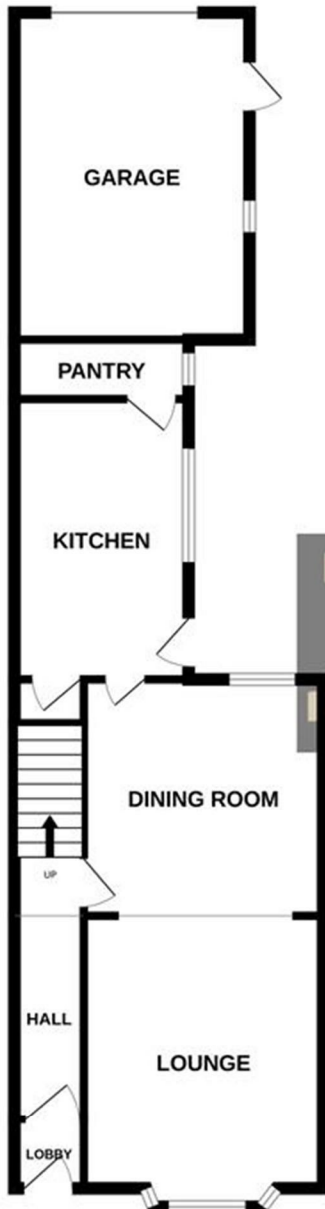
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

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.

GROUND FLOOR



1ST FLOOR



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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