



James Winn
Estate Agents

Tel: 01845 524488 Fax: 01845 522855

www.jameswinn.co.uk

2 Bakers Alley, 29 Market Place, Thirsk, North Yorkshire, YO7 1HD

thirsk@jameswinn.co.uk



8 South Crescent, Sowerby Thirsk YO7 1QZ

This superbly presented Victorian house is situated in a quiet location in Sowerby within walking distance of Thirsk Market Place. The property offers large accommodation on three levels to include a lounge with bay window overlooking the garden, dining room, fitted breakfast kitchen, a rear hall, a first floor galleried landing, four bedrooms including a large attic room and a house bathroom. To the exterior of the property there is an attractive South facing garden, a rear courtyard, a workshop/garage and parking. With the benefits of original features, double glazing & gas central heating, viewing is recommended to appreciate the size, location and presentation of the accommodation on offer.

Council Tax 'C' - EPC rating 'tbc'.

Asking Price £260,000

LOCATION

Situated within the sought after Sowerby part of Thirsk away from the main road within walking distance of the town centre and close to the school. 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 second turning at the mini roundabout onto Topcliffe Road. Proceed along to where the turning for South Crescent is on the right hand side. Follow the road around to the rear of the house.

ENTRANCE HALL

LIVING ROOM

11'1" x 13'1" (3.4m x 4.0m)

With front facing bay window, gas fire place and a radiator.



DINING ROOM

11'1" x 13'1" (3.4m x 4.0m)

With rear facing window, gas fire and radiator.



KITCHEN

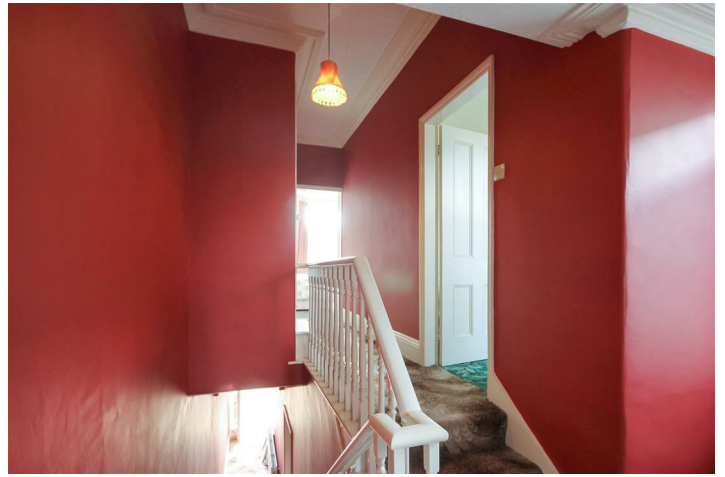
9'2" x 18'0" (2.8m x 5.5m)

With side facing windows, fitted kitchen with a mix of base and drawer units, work surfaces, tiled splash back, sink and drainer, built in oven, gas hob, extractor fan, gas boiler, space and plumbing for washing machine, tiled floor, door to downstairs storage cupboard and a radiator.



FIRST FLOOR LANDING

With side facing window, door to staircase to second floor.



BEDROOM 1

13'9" x 13'1" (4.2m x 4.0m)

With front facing windows, built in wardrobes and a radiator.



BEDROOM 2

8'2" x 13'1" (2.5m x 4.0m)

With rear facing windows, built in wardrobes and a radiator.



BEDROOM 3

5'2" x 8'6" (1.6m x 2.6m)

With side facing window.

BATHROOM

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With rear facing window, fully tiled walls, panelled bath and shower over, pedestal hand wash basin, low level WC and a radiator.



BEDROOM 4

With front and rear facing Velux roof windows and built in wardrobes.



GARDEN

Attractive front garden, laid to lawn with a pathway, shrubs and trees lining the borders.



EXTERNAL



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 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: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Allocated Parking & Garage

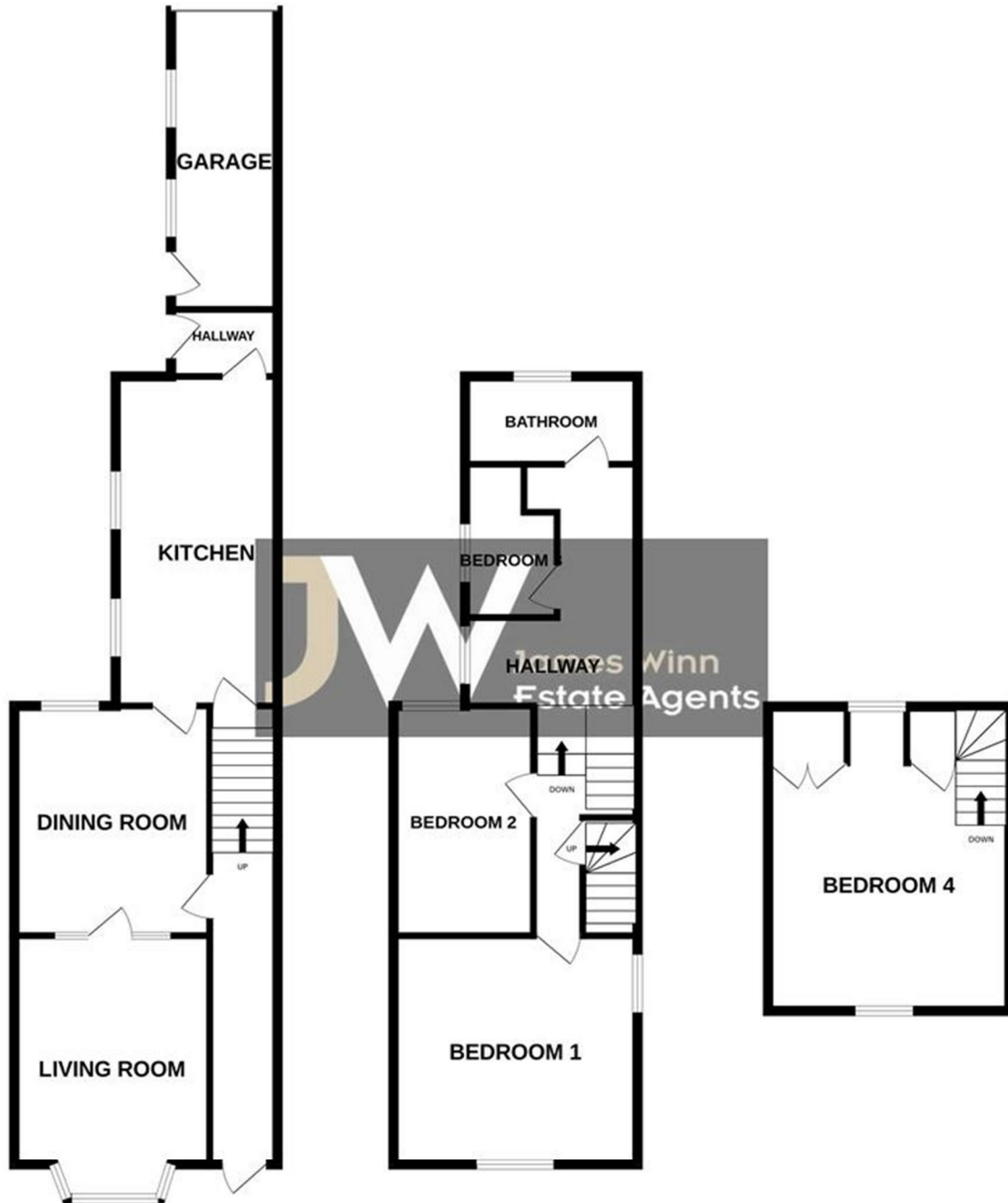
BROADBAND SPEED:

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.



TOTAL FLOOR AREA : 1497 sq.ft. (139.1 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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