



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

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### **10 Railway Terrace, Thirsk YO7 1QT**

An opportunity to purchase this large, versatile, period house with character features. The property is located in the sought after Sowerby part of Thirsk, within easy walking distance of the Market Place & all local amenities. Over three floors the accommodation comprises of an entrance hall, a lounge with bay window, a dining room with an electric fire, a modern kitchen with integrated appliances, a house bathroom/w.c., a rear porch with patio doors to the rear courtyard, a first floor landing, two spacious double bedrooms with fitted wardrobes and a double bedroom in the attic with eaves storage & en-suite shower room/w.c.. To the exterior of the property there is an attractive garden laid to lawn with patio area & garden shed, a rear courtyard and off road parking. With the added benefits of gas central heating & double glazing, viewing is highly recommended to appreciate the size, location, charm and features of the accommodation on offer. EPC D Council Tax Band 'B'

**£250,000**



### LOCATION

Situated in the Sowerby part of Thirsk within walking distance of the town centre on a no-through road. 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 second turning at the mini roundabout onto Topcliffe Road. Proceed and take the first right hand turn signposted The Maltings leading to Railway Terrace to where the property is located on the right hand side.

### THE ACCOMODATION COMPRISES OF

#### ENTRANCE HALL

With front facing door and a radiator.

#### LOUNGE

10'6" x 12'2" (3.22 x 3.73)

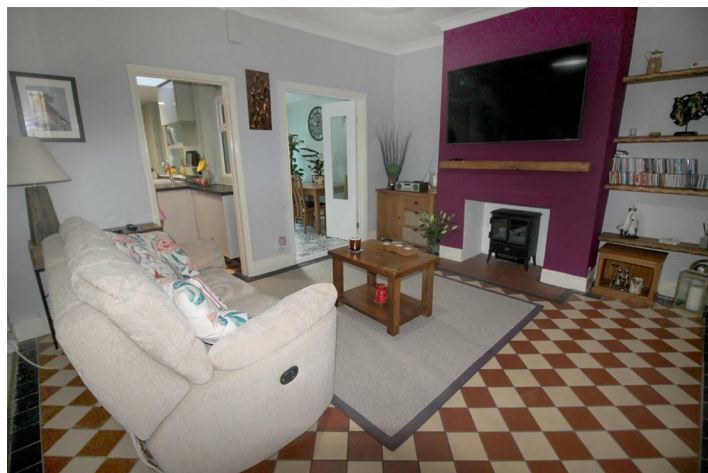
With front facing double glazed window, feature fireplace and a radiator.



## DINING ROOM

14'2" x 12'1" (4.33 x 3.69)

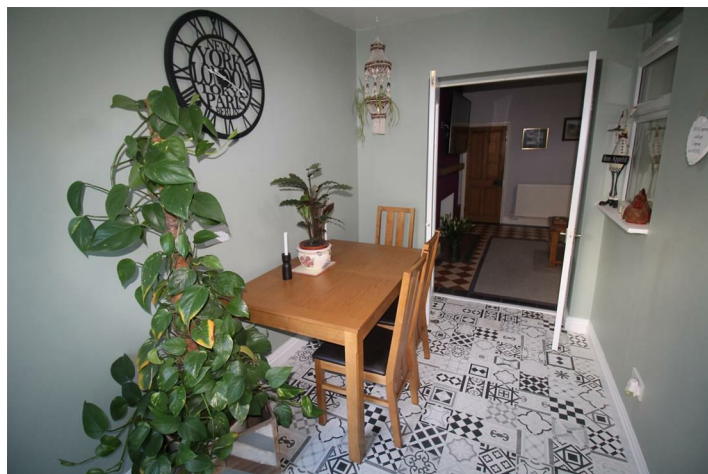
With electric fire, large under stairs storage cupboard and a radiator.



## REAR PORCH

6'7" x 10'4" (2.03 x 3.17)

With double glazed french doors onto rear courtyard and a radiator.





## KITCHEN

6'5" x 14'1" (1.96m x 4.29m)

With fitted double electric oven, fridge/freezer, plumbing for washing machine and dishwasher, space for dryer, one and a half bowl sink, electric hob and side facing double glazed window onto dining room.



## HOUSE BATHROOM W.C.

9'8" x 7'8" (2.95m x 2.34m)

With low level w.c., wash hand basin with storage, panel bath with shower over, side facing double glazed window and a radiator.



## LANDING

### BEDROOM ONE

14'0" x 12'2" (4.27m x 3.71m)

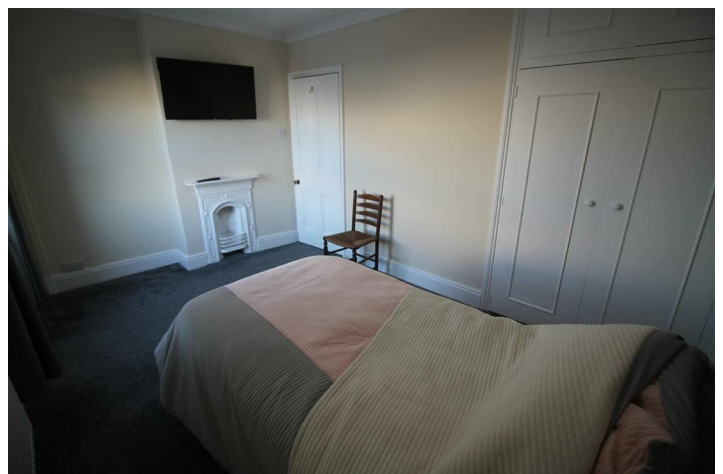
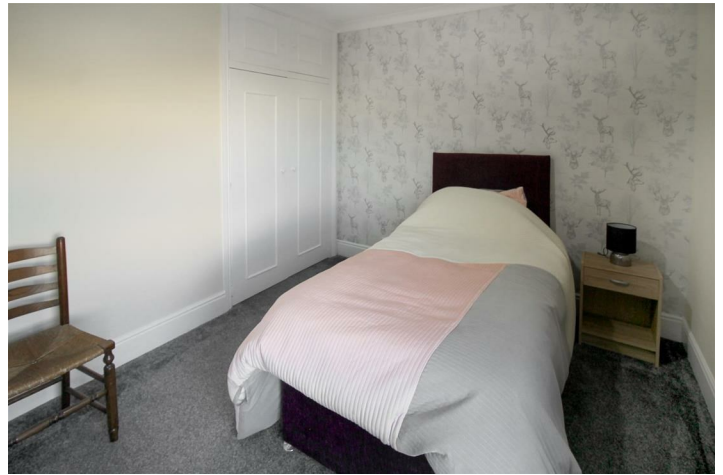
With feature fireplace, large fitted storage cupboard/wardrobe, front facing double glazed window and a radiator.



## BEDROOM TWO

14'2" x 9'3" (4.32m x 2.82m)

With large fitted cupboard/wardrobe and eaves storage, rear facing double glazed window and a radiator.





### BEDROOM THREE

12'11" x 22'7" (3.94m x 6.88m)

With spacious eaves storage, ensuite shower room, front facing double glazed window and a radiator.



### ENSUITE SHOWER ROOM

4'8" x 5'7" (1.42m x 1.70m)

With electric shower, low level w.c., wash hand basin and a heated towel rail.





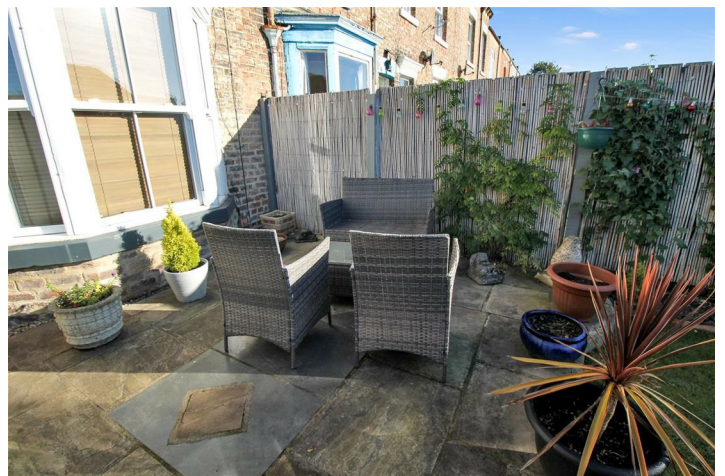
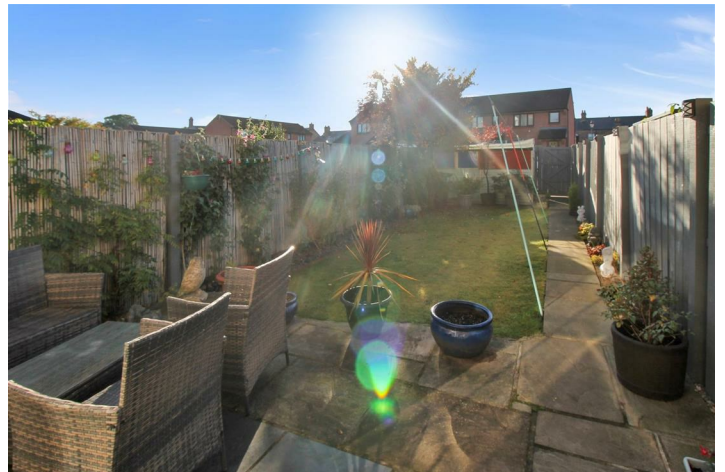
## PARKING

Spacious off road parking to the front of the property.



## FRONT GARDEN

Attractive garden laid to lawn with flower, tree and shrub borders, patio area, large garden shed and fenced boundaries.



## REAR COURTYARD

Paved rear courtyard with outside tap, gate to the rear and walled boundaries.



## EXTERNAL





## 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.

## MORTGAGE ADVICE

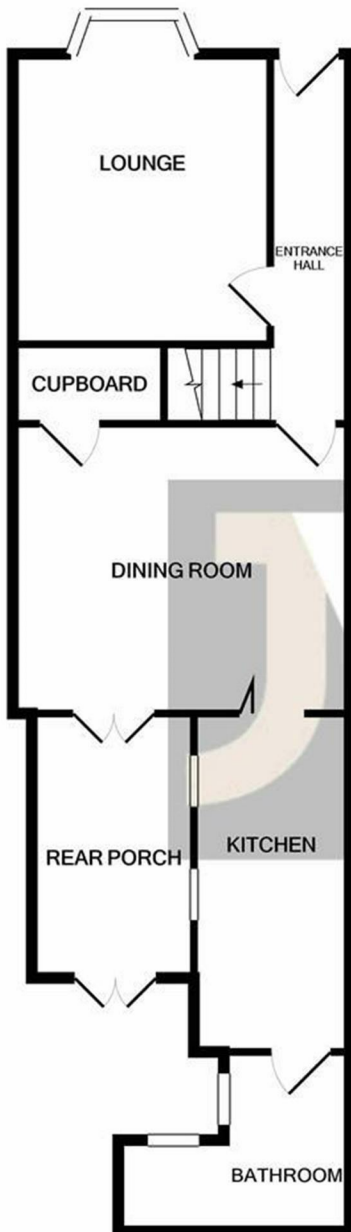
James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ).Minimum age 18.

## VIEWING

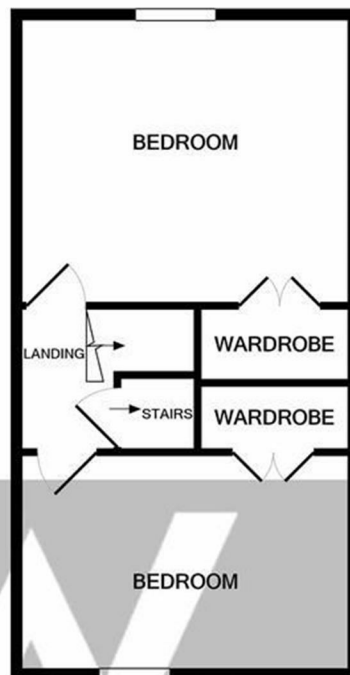
Viewing is Strictly By Appointment Only.

## FREE VALUATION

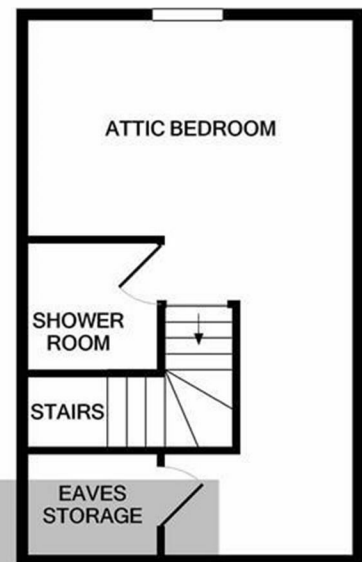
If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.



GROUND FLOOR  
APPROX. FLOOR  
AREA 616 SQ.FT.  
(57.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 386 SQ.FT.  
(35.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 320 SQ.FT.  
(29.7 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1321 SQ.FT. (122.8 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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