



**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



2 Croft Heads, Sowerby Thirsk YO7 1ND

****CHAIN FREE****

A detached bungalow in the sought after area of Sowerby, requiring a full refurbishment and modernisation, the property has the potential to become a fantastic home in a convenient location close the schools and local amenities.

Accommodation consists of; Lounge, kitchen, utility room, two double bedrooms, conservatory, bathroom and a loft room. Externally there are front and rear gardens, a driveway leading to a detached garage. A viewing is recommended to appreciated the potential on offer.

Council Tax 'C' - EPC 'F'

Offers In Excess Of £200,000

LOCATION

Situated within walking distance of the town centre in the Sowerby part of Thirsk on a residential cul de sac of just 8 detached bungalows. 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 and main line East Coast railway station.

DIRECTIONS

Leaving Thirsk via Westgate take the first exit at the mini roundabout onto Sowerby Road. Take the right hand turn onto Green Lane East, then the left hand turn onto Croft Heads. Where the property will be found on right, identified by our board.

LIVING ROOM

11'11" x 12'11" (3.65m x 3.95m)

With front facing double glazed windows, open fire place, built in shelving and storage, and radiator.



KITCHEN

9'6" x 8'11" (2.90m x 2.74m)

With rear and side facing and side facing double glazed windows, porch for side access, open to utility room and a radiator.



UTILITY

6'11" x 5'4" (2.13m x 1.65m)

With rear facing double glazed window, based units and roll edge work surface, stainless steel sink and drainer with mixer tap.

BEDROOM 1

11'11" x 10'11" (3.65m x 3.35m)

With front facing double glazed window, wood burner and a radiator.



BEDROOM 2

11'11" x 10'11" (3.65m x 3.35m)

With rear facing double glazed doors leading to conservatory, feature fire place and a radiator.



BATHROOM

5'4" x 7'7" (1.65m x 2.32m)

With rear facing double glazed window, three piece bathroom suite consisting of panelled bath, pedestal hand wash basin and wc, and radiator.



CONSERVATORY

9'4" x 7'6" (2.86m x 2.31m)

Glazed on 3 sides with double doors leading to garden.



LOFT ROOM

Access to loft via drop down ladder, Velux roof window, eaves storage.



GARDEN

Rear garden mostly laid to lawn, metal shed and access to garage.



EXTERNAL



VIEWING BY APPOINTMENT
Viewing is Strictly By Appointment Only.

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.

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: tbc

PARKING ARRANGEMENTS: Garage and driveway

BROADBAND SPEED:

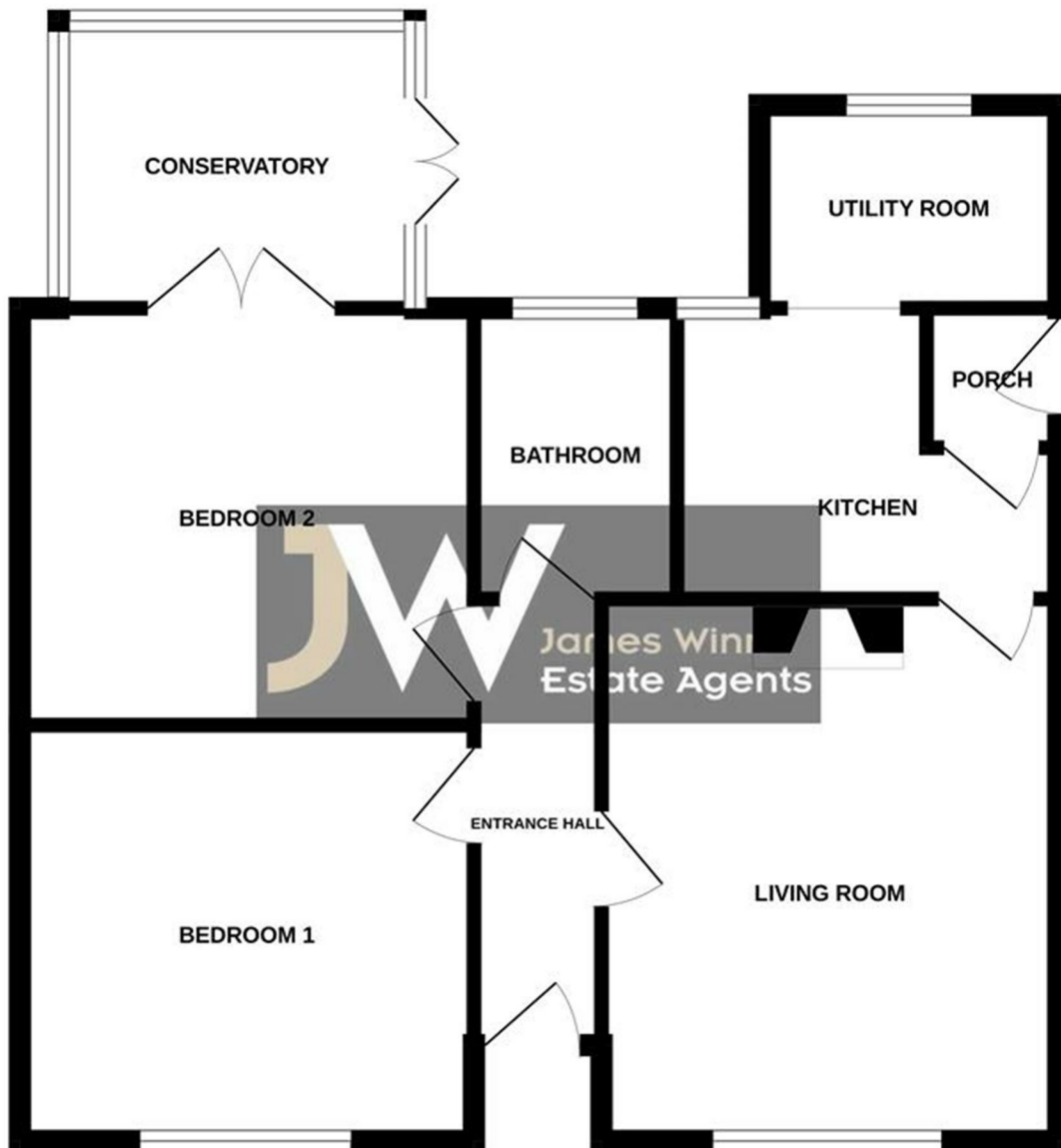
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

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
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 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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