

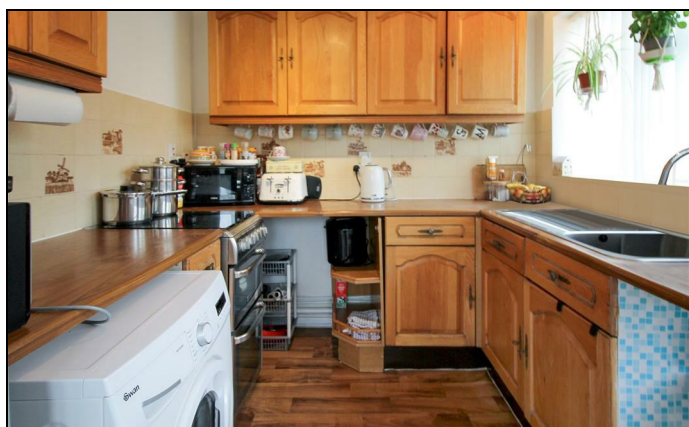


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## **1 Dowber Way, Thirsk YO7 1EP**

**\*\*CHAIN FREE\*\***

A great opportunity to purchase this extended, semi-detached, three bedroom, two bathroom bungalow located on a popular street. The property is within walking distance of Thirsk Market Place and there is also a bus stop at the end of the road. Over one floor the accommodation comprises of an entrance hall with storage cupboard, a kitchen, a large lounge with bay window, an inner hallway, a master bedroom with en-suite shower room & patio doors to the garden, two further bedrooms and a modern house bathroom/w.c.. To the exterior of the property there is an attractive lawned front garden with mature flower beds, a driveway providing off road parking, a rear garden with greenhouse and small patio area and an oversized garage/workshop.

Viewing is highly advised to appreciate the size & location of the accommodation on offer.

Council Tax 'B' - EPC 'C'

**£240,000**

### LOCATION

Situated within walking distance of the town centre on a well regarded road comprised mainly of 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 there is a regular bus service with a stop close by.

### DIRECTIONS

Leaving Thirsk via Millgate proceed through St. James Green and take the left hand turn onto Stockton Road. Take the right hand turn onto St Marys Walk and follow the road around into Dowber Way to where the property is located on the right hand side.

### THE ACCOMMODATION COMPRISES

#### ENTRANCE HALL

With double glazed entrance door & adjacent windows to the front elevation and storage cupboard. Open to the kitchen.

#### KITCHEN

8'10 x 7'11 (2.69m x 2.41m)

Including a fitted range of wall and base units incorporating rolled edge work surfaces, single drainer sink unit with mixer taps over, electric cooker, space & plumbing for a washing machine, tiled splashbacks and double glazed window & door to the side.





## LOUNGE

17'1 x 9'11 (5.21m x 3.02m)

With double glazed bay window to the front elevation, television point, electric fireplace and radiator.



## INNER HALL

With storage cupboard and loft access.

### MASTER BEDROOM

17 x 12'7 max (5.18m x 3.84m max)

With double glazed sliding doors to the garden, double glazed window to the rear, loft access and radiator.



### EN-SUITE SHOWER ROOM

Including a modern three piece suite comprising of a step in shower cubicle, hand basin, low level w.c., tiled walls & floor, vertical heated towel rail, extractor fan and double glazed window to the side elevation.





### BEDROOM TWO

8'10 x 8 (2.69m x 2.44m)

With double glazed window to the side elevation and radiator.



### BEDROOM THREE

11'11 x 6'11 max (3.63m x 2.11m max)

With Velux window to the rear elevation and radiator.



### HOUSE BATHROOM/W.C

Including a modern three piece suite comprising of a panelled bath, pedestal wash hand basin, low level w.c., tiled walls & floor, vertical heated towel rail and double glazed window to the side elevation.



## EXTERIOR



## REAR GARDEN

Small rear garden with lawn, greenhouse, flower, tree & shrub borders, outside tap, fenced & walled boundaries.



## GARAGE/WORKSHOP

18'10 x 14 (5.74m x 4.27m)

One & a half garage with up & over door, light & power and window to the side.

## 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.

GROUND FLOOR  
1005 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.3 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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