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**Estate Agents**

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## **8 Victoria Avenue, Sowerby YO7 1QX**

Situated on Victoria Avenue, a short walk from Thirsk town centre, this spacious characterful three bedroom terraced home is tastefully decorated for modern living with original pine doors throughout. This elegant home will appeal to both lovers of modern living and of history and original features. This property boasts an abundance of accommodation over three levels.

On entering via the front door, a left from the entrance hall leads into a stylish dining room with original pine floorboards and window to the rear aspect. The lounge faces the front of the property with an original timber-frame with uPVC window welcoming an abundance of natural light into the space. A right hand turn from the dining room, and into the kitchen with a range of wall and base units, before an extension into the office at the rear has created a useful study area for those who may work from home. To the first floor, are two double bedrooms, and house bathroom, where the W.C. has been kept separate. The primary bedroom is located to the front aspect and features two large sash-style windows, and built-in wardrobes. The second bedroom runs adjacent to this, with window to the rear aspect. The house bathroom is a modern three-piece suite, with panelled bath, walk-in shower and wash hand basin. To the second floor, is a large third bedroom with two 'Velux' windows to the front and rear aspect. There is an abundance of eave storage on either side.

Externally, the large rear garden is private, walled and enclosed with shed and double timber gates for vehicle access with potential to create off road parking.

A further note: a new combi boiler has been installed within the last year. Viewing is advised to appreciate the size and quality of this unique home.

**£250,000**



### LOCATION

Situated within easy walking distance of the Market Place, in the sought after Sowerby, a cul-de-sac with an access lane to the rear. Local schools, shops and leisure facilities are all available within the surrounding area. For the commuter, there is access to the A19, A1(M) and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate.

### DIRECTIONS

Leaving Thirsk via Westgate, take the second turning at the mini roundabout onto Topcliffe Road. Take the right hand turn onto Victoria Avenue to where the property is located on the right hand side.

### THE ACCOMMODATION COMPRISES



### ENTRANCE HALL

With double glazed entrance door to the front elevation with window above, coving to the ceiling, ceiling arch, spindle bannister staircase to the first floor and radiator.

### LIVING ROOM

14'0" x 12'0" (4.27m x 3.66m)

With double glazed bay window to the front elevation, living flame effect gas fire with Victorian style tiled inset & hearth and timber surround, television point, wall light points, radiator and glazed doors to the dining room.



### DINING ROOM

12'4" x 12'0" (3.76m x 3.68m)

With double glazed window to the rear elevation, coving to the ceiling, wall light points, radiator and glazed doors to the lounge.



### KITCHEN

15'8" x 8'5" (4.8m x 2.57m)

Including a fitted range of wall and base units incorporating rolled edge work surfaces, one and a half bowl sink unit with mixer taps, tiled splashbacks, space and plumbing for a washing machine & dishwasher, tiled floor, pantry cupboard, radiator, gas range with extractor over and double glazed windows and door to the side elevation. Glazed door to the study/office.





### OFFICE

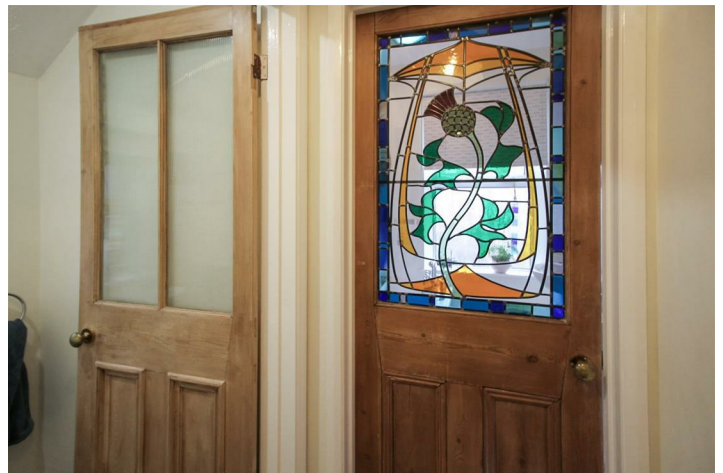
8'0" x 7'4" (2.44m x 2.24m)

With double glazed window to the rear elevation and radiator. Currently used as an office but would make a fourth bedroom if required.



### LANDING

Galleried landing with airing cupboard, staircase to the attic bedroom, under stairs storage cupboard and stripped timber panelled doors to all rooms.



### PRIMARY BEDROOM

14'6" x 12'0" (4.42m x 3.66m)

With double glazed windows to the front elevation, fitted wardrobes, overhead storage with downlights and radiator.



## BEDROOM 2

12'2" x 9'8" (3.73m x 2.95m)

With double glazed window to the rear elevation and radiator.



## HOUSE BATHROOM

Including a three piece suite comprising of a walk in shower cubicle, panelled bath with telephone style attachment, hand basin with vanity unit, vertical heated towel rail and double glazed window to the rear elevation.



## W.C.

Including a two piece suite comprising of a pedestal wash hand basin, low level w.c., double glazed window to the side and stripped timber part glazed panel door.





### BEDROOM 3

14'6" x 13'1" (4.42m x 4.01m)

With Velux windows to the front & rear elevations, eaves storage cupboards, inset ceiling spotlights, access to the roof space and radiator.



### EXTERNAL

A mixture of both hard landscaped and gravelled garden/seating area with raised walled flower & shrub beds, double timber gates to the rear providing off street parking if required, outside tap and brick built store with window. On street parking is available to the front.



### 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 gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: On-street 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.

### DISCLAIMER

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.

### VALUATION SERVICES

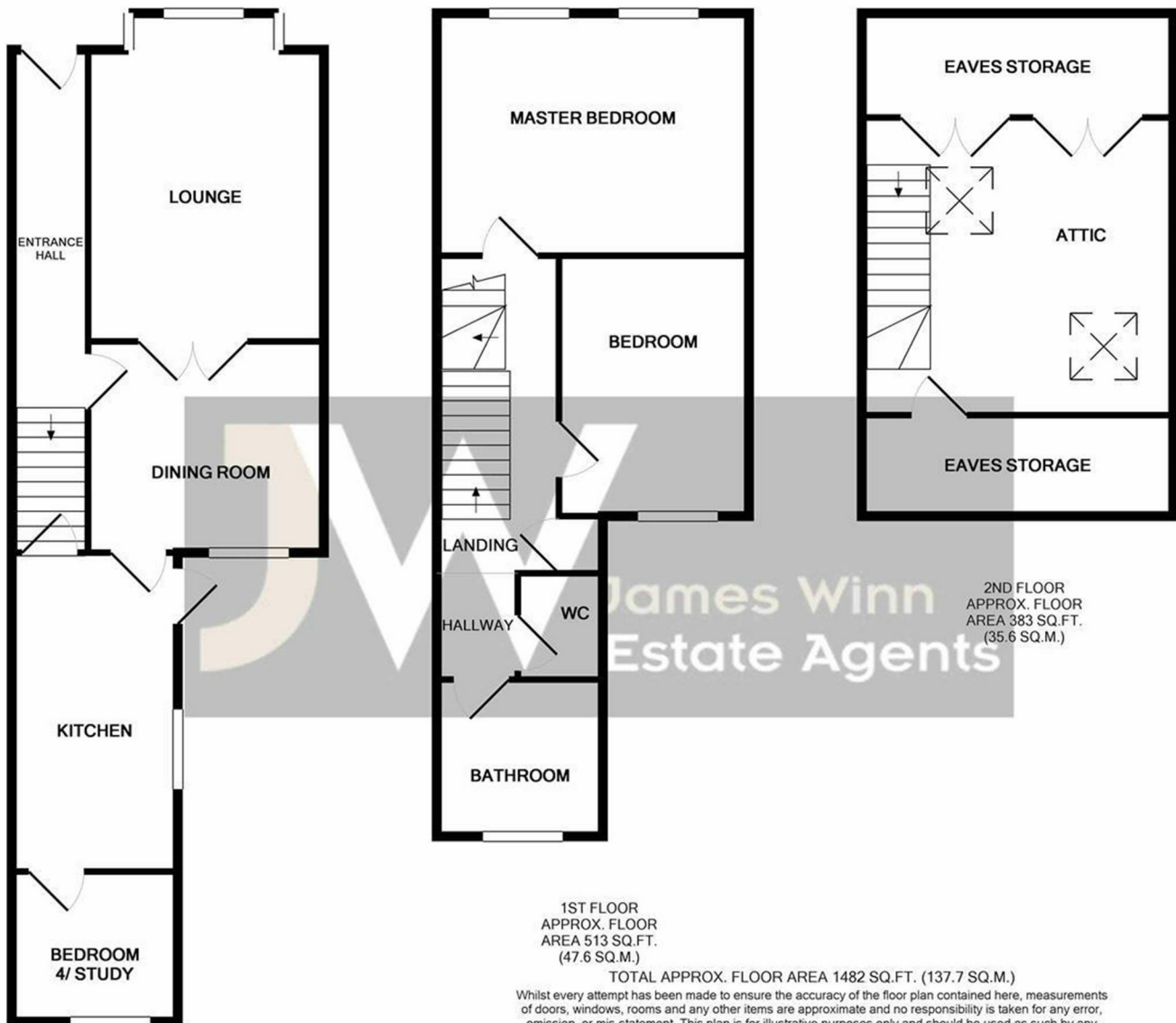
If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

### MORTGAGE & FINANCIAL 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 strictly arranged on appointment basis.



GROUND FLOOR  
APPROX. FLOOR  
AREA 586 SQ.FT.  
(54.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 513 SQ.FT.  
(47.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1482 SQ.FT. (137.7 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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