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## **89 Kings Gardens, Sowerby Thirsk YO7 1NT**

Situated in the ever-sought after Sowerby, in close proximity to local primary and secondary schools, this home on Kings Gardens offers generous sized accommodation set over two floors and a long-reaching garden to the rear. On entering via the front, into a spacious reception hall. A left from the hall, into the large sitting room, which benefits from a charming electric stove, and windows/french doors to the front and rear elevation. The breakfast kitchen features range of fitted wall and base units and plentiful work surface area. The three-piece bathroom suite is located downstairs, with panelled bathtub with shower over, wash hand basin and W.C. There is also a useful storage closet and area in kitchen for a dining table. The first floor benefits from two double bedrooms and two single bedrooms, one currently used as an office. To the front of the property are the two double bedrooms, both with windows to the front elevation and abundant space for freestanding furniture. To the rear of the property, are two single bedrooms with windows overlooking the garden at the rear. Externally, there is off road parking for two vehicles at the front. The rear garden is extremely well-sized, with a large patio area accessed from the kitchen and sitting room. Beyond the patio, the garden is mainly laid to lawn with hedged borders. Furthermore, there is a small outbuilding to the rear. This home may be suitable for extending to the rear, subject to planning permission from the local authority.

Council Tax Band - B  
EPC - D

**£220,000**

### LOCATION

Situated within a quiet cul-de-sac in the ever popular Sowerby. 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. There is a bus stop close by.

### DIRECTIONS

Leaving Thirsk via Topcliffe Road, proceed along past the school and take the left hand turn into Gravel Hole Lane. Follow the road, where the property will be located on the left hand side.

### THE ACCOMMODATION



### LOUNGE

16'6" x 10'11" (5.043 x 3.338)

The large sitting room, which benefits from a charming electric stove, and windows/french doors to the front and rear elevation.



### KITCHEN DINER

11'9" x 9'9" (3.58m x 2.97m)

The breakfast kitchen features range of fitted wall and base units and plentiful work surface area. Rear door to the rear garden. There is a also a useful storage closet and area in kitchen for a dining table.



### BATHROOM

6'2" x 5'4" (1.88m x 1.63m)

The three-piece bathroom suite is located downstairs, with panelled bathtub with shower over, wash hand basin and W.C.



### PRIMARY BEDROOM

9'9" x 9'9" / 7'1" x 5'5" (2.97m x 2.97m / 2.16m x 1.65m)

Windows to front elevation.



## BEDROOM 2

10'2" x 10'10" (3.10m x 3.30m)

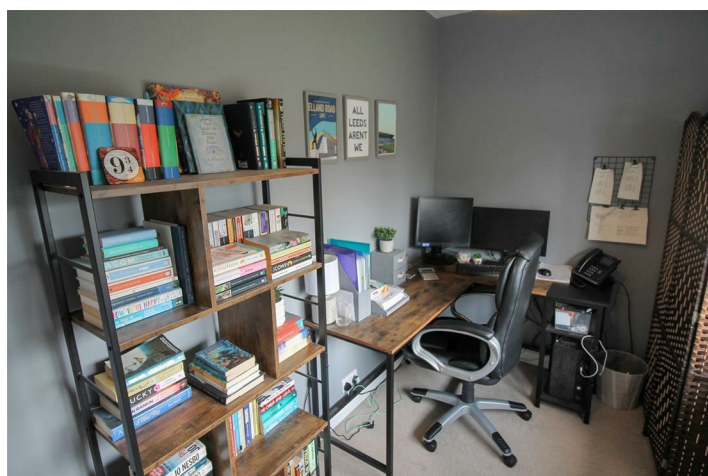
Window to front elevation.



## BEDROOM 3 / OFFICE

11'0" x 6'4" (3.35m x 1.93m)

Currently used as an office. Window to rear elevation.



**BEDROOM 4**

10'10" x 5'11" (3.30m x 1.80m)

Window to rear elevation.



**EXTERNAL**

Externally, there is off road parking for two vehicles at the front. The rear garden is extremely well-sized, with a large patio area accessed from the kitchen and sitting room. Beyond the patio, the garden is mainly laid to lawn with hedged borders. Furthermore, there is a small outbuilding to the rear. This home may be suitable for extending to the rear, subject to planning permission from the local authority.



**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:** No

**PARKING ARRANGEMENTS:** Private, off-street parking on the driveway to the front.

**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:** No.

**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.

**VIEWING**

Viewing is Strictly By Appointment Only.

**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, on 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 adviser based in Northallerton. 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.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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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