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## **16 Admirals Court, Sowerby Thirsk YO7 1RP**

Occupying an enviable corner plot on a private residential cul-de-sac, this three bedroom semi-detached home on Admirals Court is offered to the market with no onward chain. On entering via the front door and into a welcoming entrance hallway, a right hand turn leads into a spacious lounge with large window to the front aspect. The lounge feeds through into the dining area, adjacent to the kitchen with window to rear. The kitchen benefits from ample worktop space, abundant wall and base units and stainless steel tap with hand basin and drainer. Furthermore, there is a downstairs W.C. located off the dining area, with access to the garage for parking and/or storage. To the first floor, are three bedrooms and the house bathroom. The primary bedroom is located to the front of the property, with alcove space with freestanding furniture and window to front aspect. The secondary bedroom is located to the rear of the property overlooking the garden with window to rear aspect. The third bedroom is located to the front of the property with radiator and window to the front aspect. The bathroom is a three-piece suite featuring walk-in shower, hand basin and W.C. Externally, the rear garden is private and enclosed, and benefits from being a low-maintenance area; mainly patio with trees and shrubs to border. There is a driveway to the front for parking off-street with access to the garage externally too.

Council Tax Band - C  
EPC - TBC

**£220,000**

### LOCATION

Situated within a sought after residential part of Sowerby. 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 via Westgate take the second exit at the mini roundabout onto Topcliffe Road and proceed until the right hand turn signposted Green Lane West. Turn right onto Admirals Court and turn right again. Continue down the road where the property will be on your left hand side.

### THE ACCOMMODATION



### LOUNGE

12'5" x 11'6" (3.78m x 3.51m)

A spacious lounge with large window to the front aspect. Feature gas fireplace and radiator to front.





### KITCHEN

9'2" x 7'10" (2.79m x 2.39m)

The kitchen benefits from ample worktop space, abundant wall and base units and stainless steel tap with hand basin and drainer.



### DINING ROOM

9'7" x 9'2" (2.92m x 2.79m )

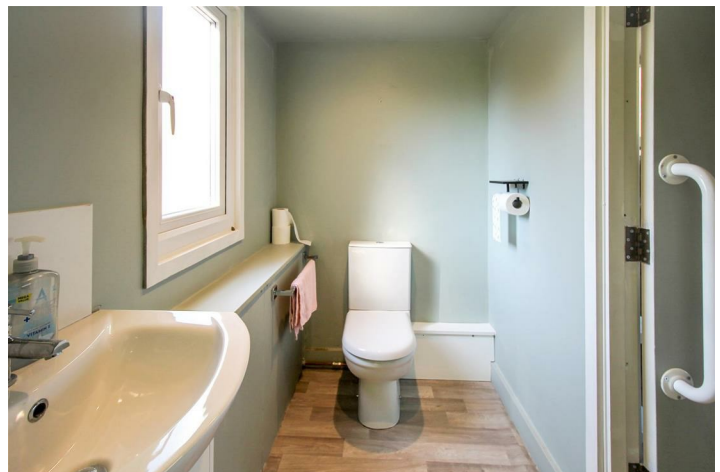
The dining area, adjacent to the kitchen with window to rear. Radiator to rear aspect.



### DOWNSTAIRS W.C.

7'5" x 3'4" (2.26m x 1.02m)

A downstairs W.C. with hand basin & access to garage.



### BEDROOM 1

12'5" x 11'6" (3.78m x 3.51m)

The primary bedroom is located to the front of the property, with alcove space with freestanding furniture and window and radiator to front aspect.



### BEDROOM 2

9'7" x 9'2" (2.92m x 2.79m)

The secondary bedroom is located to the rear of the property overlooking the garden with window and radiator to rear aspect.



### BEDROOM 3

8'1" x 5'1" (2.46m x 1.55m)

The third bedroom is located to the front of the property with radiator and window to the front aspect.



### BATHROOM

5'11" x 5'8" (1.80m x 1.73m)

The bathroom is a three-piece suite featuring walk-in shower, hand basin and W.C, with window to front aspect.



### GARAGE

13'2" x 7'5" (4.01m x 2.26m)





**EXTERNAL**

Externally, the rear garden is private and enclosed, and benefits from being a low-maintenance area; mainly patio with trees and shrubs to border. There is a driveway to the front for parking off-street with access to the garage externally too.



**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:** Yes

**PARKING ARRANGEMENTS:** Garage & off-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:** 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.

**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 by appointment.

GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR  
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 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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