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32 Admirals Court, Sowerby Thirsk YO7 1RS

Set in an enviable plot on an ever-popular residential estate in Sowerby, this three bedroom detached home boasts plentiful indoor and outdoor accommodation over two levels, and is offered to the market with no onward chain. On entering via the front porch, on the right hand side is an internal door leading into the main house. A left from the hallway into a 'L' shaped living room, with windows to side and rear. Down the hallway and right, a large secondary reception room, currently used as a dining room, sits to the front of the home with windows to side and front. A left via the hallway into the kitchen with an abundance of wall and base units, freestanding appliances and external door in the conservatory extension. A three-piece downstairs bathroom is also located off the inner hallway, with panelled bathtub, wash hand basin and W.C. Furthermore, there are three areas for storage, two cupboards within the inner hallway, plus a pantry area accessed via the conservatory. Upstairs, are three double bedrooms and another three-piece bathroom. All three bedrooms are double rooms, with the primary bedroom benefitting from built-in wardrobes and windows to the south aspect. The bathroom features a walk-in shower, wash hand basin, part-tiled walls and W.C. There are further storage space located off of the landing, with eave storage and loft hatch accessed via the secondary bedroom to the front. A left from the inner porch accesses the double garage, offering abundant space for cars, storage or as a workshop. Externally, the property benefits from a large plot, with lawned gardens surrounding. The rear of the property is south-facing, with private and enclosed fenced/walled borders. The driveway sits in front of the garage with ample parking for several vehicles.

£350,000

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.

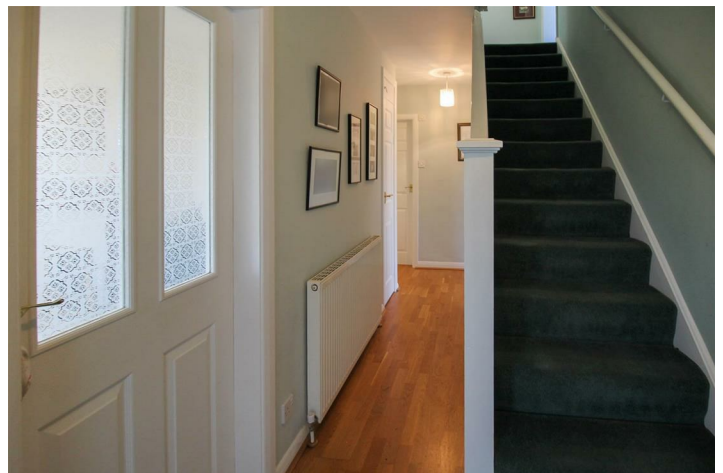
DIRECTIONS

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 follow the road to the junction and turn right. Continue down the road where the property will be on your right hand side.

THE ACCOMMODATION



HALLWAY



LIVING ROOM

19'5" x 16'11" (5.94m x 5.17m)

A 'L' shaped living room, with windows to side and rear.



DINING ROOM

22'11" x 10'0" (7.00m x 3.05m)

A large secondary reception room, currently used as a dining room, sits to the front of the home with windows to side and front.



KITCHEN

15'6" x 11'1" (4.74m x 3.38m)

The kitchen with an abundance of wall and base units, freestanding appliances.



DOWNSTAIRS BATHROOM

7'4" x 6'2" (2.26m x 1.88m)

A three-piece downstairs bathroom is also located off the inner hallway, with panelled bathtub, wash hand basin and W.C.



CONSERVATORY

9'10" x 8'11" (3.01m x 2.73m)



PRIMARY BEDROOM

18'8" x 10'10" (5.71m x 3.31m)

The primary bedroom benefitting from built-in wardrobes and windows to the south aspect.



BEDROOM 2

18'8" x 10'0" (5.71m x 3.05m)

The secondary bedroom sits to the front of the property, with window to front aspect and radiator to front.



BEDROOM 3

15'0" x 10'8" (4.58m x 3.27m)

The third bedroom, with dormer window and radiator to the side aspect.



1ST FLOOR BATHROOM

6'0" x 5'6" (1.83m x 1.69m)

A further three-piece bathroom features a walk-in shower, wash hand basin, part-tiled walls and W.C.



GARAGE

17'11" x 16'2" (5.47m x 4.93m)

A left from the inner porch accesses the one-and-a-half size / double garage, offering abundant space for cars, storage or as a workshop.



EXTERNAL

Externally, the property benefits from a large plot, with lawned gardens surrounding. The rear of the property is south-facing, with private and enclosed fenced/walled borders. The driveway sits in front of the garage with ample parking for several vehicles.



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: Private off-street parking, garage.

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.

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

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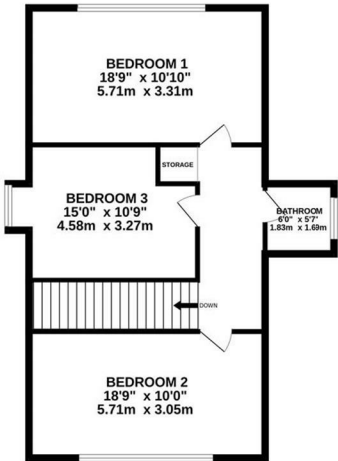
VIEWING

Viewing strictly by appointment.

GROUND FLOOR
1253 sq.ft. (116.4 sq.m.) approx.



1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 1957 sq.ft. (181.8 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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