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14 Belgrave Terrace, Sowerby YO7 1RE

Nestled within the centre of Thirsk, with traditional period flourishes and an exceptional finish throughout, this four-bedroomed Victorian home on Belgrave Terrace. On entering via the front door, the lounge features restored floorboards, a large double-glazed bay window with original shutters and log burner, whilst the coving and picture rail reinforce the property's natural character. The dining room features a large double glazed window overlooking the rear courtyard, with a Victorian cooking range and restored floorboards throughout. The kitchen has a limestone tiled floor, a large Cookmaster range stove with seven ring gas burner, a variety of base and wall units with solid wood fronts and antique handles. The worktop is solid oak with an in-set Belfast sink, whilst the dishwasher and fridge freezer are both integrated. The utility room matches the kitchen style, with plumbing for washer/dryer. Furthermore, there is a downstairs W.C. just off the utility area. To the first floor via a beautiful split-level landing, the primary suite features built-in storage cupboards, a period open fire, high ceiling, coving, picture rail and wooden flooring. The second bedroom is a large double featuring a characterful, open fireplace, a large double glazed window, and built in storage. The third bedroom is a large single-sized room with alcove for freestanding furniture. The bathroom is a contemporary four-piece suite, with freestanding bathtub, walk-in shower, vinyl-effect tiled flooring, wash hand basin and W.C. The fourth bedroom occupies the top floor, featuring Velux windows, exposed beams and extensive eave storage. The cellar has been tanked and is split into three sections, two being used for additional storage, whilst the third section is being used as a home office with double-glazed window to the rear. Externally, to the front are grand, open vista gardens laid to lawn, whilst to the rear is an enclosed courtyard with ample space for alfresco dining.

£425,000

LOCATION

Situated within walking distance of the town centre just off the Topcliffe Road situated in the Sowerby part of Thirsk. 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 Market place via Westgate proceed to the mini roundabout and take the first turn onto Sowerby Road. Belgrave Terrace is located on the right hand side.

THE ACCOMMODATION



ENTRANCE HALL

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



LIVING ROOM

16'1" x 14'9" (4.91m x 4.50m)

The lounge features restored floorboards, a large double-glazed bay window with original shutters and log burner, ceiling rose, coving, picture rail, stripped timber panel door, television point & radiator.

**BREAKFAST KITCHEN**

10'5" x 12'1" (3.18m x 3.69m)

The kitchen has a limestone tiled floor, a large Cookmaster range stove with seven ring gas burner, a variety of base and wall units with solid wood fronts with antique handles. The worktop is solid oak with an in-set Belfast sink, whilst the dishwasher and fridge freezer are both integrated appliances, tiled splashbacks, inset spotlights, double glazed window to side elevation & radiator.

**DINING ROOM**

13'9" x 13'0" (4.21m x 3.98m)

The dining room features a large double glazed window overlooking the rear courtyard, with a Victorian cooking range centred as a focal point, with restored floorboards throughout. With double glazed window to rear elevation, coving to ceiling, picture rail, ceiling rose, cast iron open range, exposed varnished floorboards, built in cupboards & shelving and radiator.



UTILITY ROOM

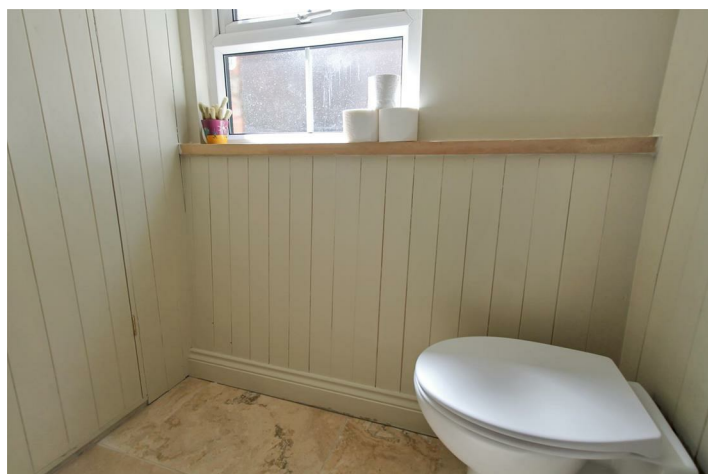
6'7" x 7'6" (2.03m x 2.29m)

Including wall units & incorporating a rolled edged work surface, the utility room matches the kitchen styling, with plumbing for washer/dryer, stripped timber panel door & double glazed window to rear elevation.



DOWNSTAIRS W.C.

With double glazed window to the side elevation, two piece suite comprising of a white low level w.c., pedestal wash hand basin & wall mounted boiler.



CELLAR

The cellar has been tanked and is split into three sections, two being used for additional storage, whilst the third section is being used as a home office with double-glazed window to the rear.

LANDING

Galleried split level landing with double glazed window to side elevation, double glazed window to rear, dimmer switches & radiator.



PRIMARY BEDROOM

13'9" x 13'8" (4.21m x 4.19m)

With double glazed window to front elevation, coving to ceiling, picture rail, cast iron fireplace, stripped timber panel door, ceiling rose & radiator.



BEDROOM 2

13'0" x 13'9" (3.98m x 4.21m)

With double glazed window to rear elevation, coving to ceiling, cast iron fireplace, stripped timber panel door, picture rail & radiator.



BEDROOM 3

8'11" x 15'8" (2.74m x 4.79m)

With double glazed window to front elevation, understairs storage space & radiator.



BATHROOM

10'5 x 13'3 (3.18m x 4.04m)

A modern, contemporary four-piece bathroom suite with tile effect vinyl flooring, freestanding bath, separate walk in shower area is tiled in a contemporary style with a rainfall head. The bathroom has a large double-glazed window with obscured glass window and benefits from built in storage.



BEDROOM 4

20'2" x 11'4" (6.16m x 3.46m)

The fourth bedroom occupies the top floor, featuring Velux windows, exposed beams and extensive eave storage, two windows to rear elevation, eaves storage cupboards & radiator.



EXTERNAL

Externally, to the front are grand, open vista gardens laid mainly to lawn, flower, tree and shrub borders with steps to the front door. Whilst to the rear is an enclosed courtyard with ample space for alfresco dining, with flagged patio, tap, outside power, rear gated access and outside light.



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: No set allocation, 'first-come-first-served' parking situation to rear. On-street parking via Sowerby Road.

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.

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 on 01845 524488 to book an appointment.

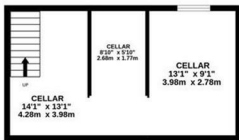
MORTGAGE & FINANCIAL ADVICE

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 advisor. 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 only.

BASEMENT
303 sq.ft. (28.1 sq.m.) approx.



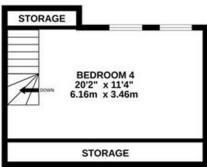
GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR
789 sq.ft. (73.3 sq.m.) approx.



2ND FLOOR
292 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 2245 sq.ft. (208.6 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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