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Flat 3, Number 1 Mowbray Terrace, Sowerby Thirsk YO7 1RG

Situated just off of Topcliffe Road, this modern and contemporary top floor apartment forms part of a small development of just three stylish apartments. The apartment has undergone a full renovation, including a full re-wire and the fitting of new gas central heating system over the last five years. The apartment offers a communal entrance and hallway, which services just two apartments and offers intercom entry. A fire alarm system is in place and the apartment also benefits from a communal garden to the front of the building. The apartment offers access from the front of the building. The communal entrance leads to the upper floors and into the private entrance hall, with a handy storage cupboard. There is an open plan living area with large bay window, which offers adequate space for both seating and dining spaces, whilst a stylish fitted kitchen offers a range of modern units and some integrated appliances. There is a double bedroom and a stunning three-piece bathroom, fitted with a panelled bathtub with shower over, hand basin and W.C., plus a chrome heated towel rail and underfloor heating. The property is located just a short walk from the centre of Thirsk, meaning that an array of amenities are readily available. The apartment is also ideally placed for transport links, with ease of access to both the A19 and A1. On street parking is also available close by.

£135,000

LOCATION

Situated within easy walking distance of the Market Place, in the sought after 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.

DIRECTIONS

Leaving Thirsk via Westgate, take the second turning at the mini roundabout onto Topcliffe Road. Pass Victoria Avenue on the right hand side, Mowbray Terrace will be located on the left.

THE ACCOMMODATION



LOUNGE KITCHEN

16'10" x 15'8" (5.14m x 4.80m)

There is an open plan living area with large bay window, which offers adequate space for both seating and dining spaces, whilst a stylish fitted kitchen offers a range of modern units and some integrated appliances.



BEDROOM

10'10" x 9'11" (3.32m x 3.03m)

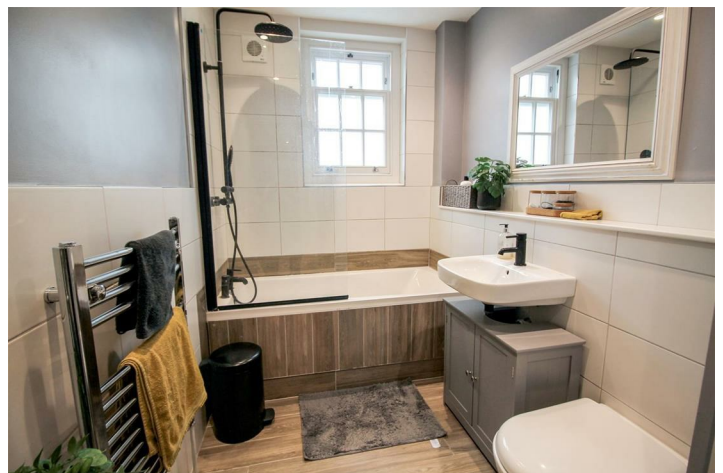
A neutrally decorated double bedroom, with alcove for freestanding furniture, plus window and radiator to the rear aspect.



BATHROOM

10'10" x 5'9" (3.32m x 1.77m)

The bathroom is a contemporary three-piece suite, with panelled bathtub and shower over, hand basin, W.C., chrome heated towel rail and underfloor heating. There is a cupboard housing the boiler and it features plumbing for a washing machine.



EXTERNAL

To the front is a communal garden area. The front door accesses both the first and top floor apartments respectively, with intercom integrated.



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: Service charge approximately £600 annually. Ground rent £250 annually.

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 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.

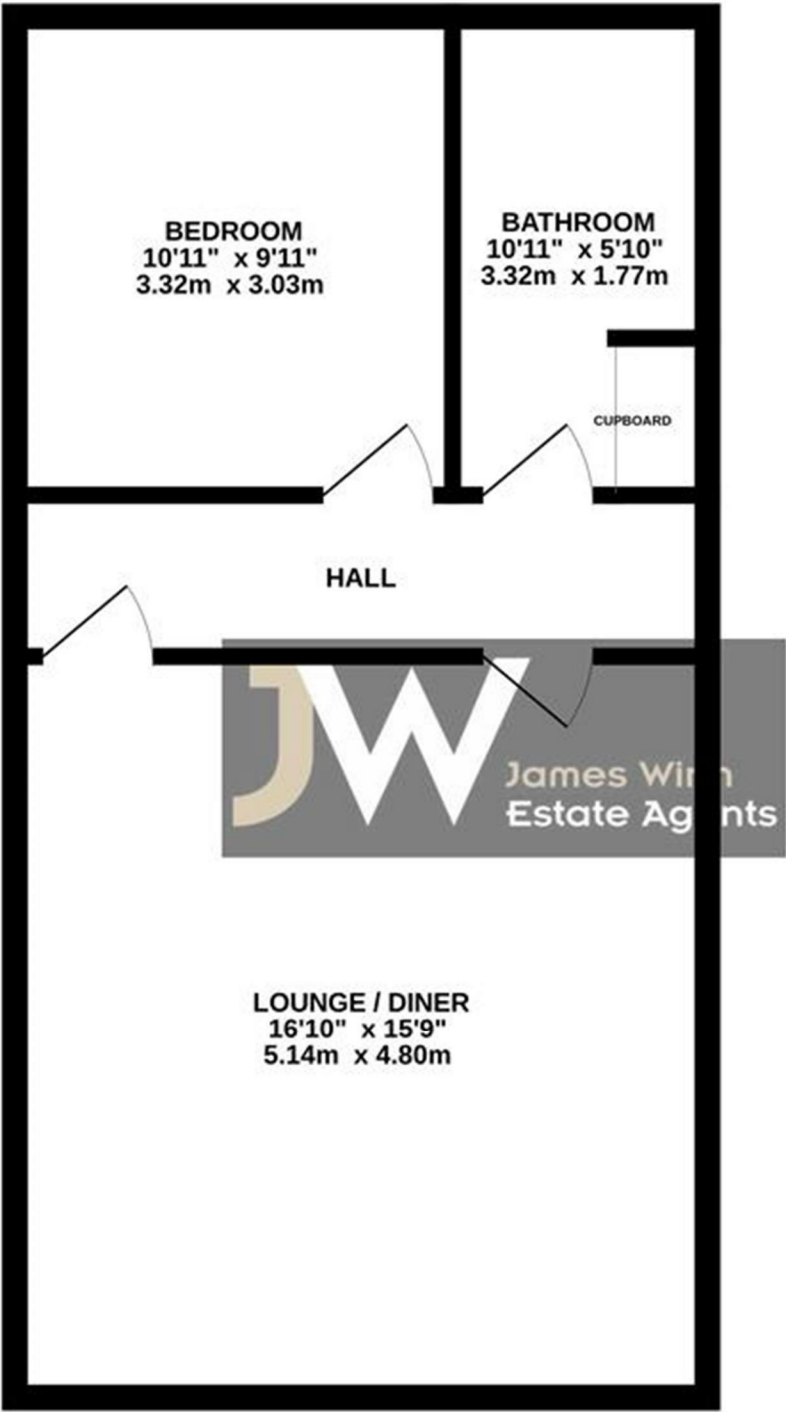
MORTGAGE & FINANCIAL ADVICE

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
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 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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