



**James Winn**  
**Estate Agents**

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### **39 Front Street, Sowerby Thirsk YO7 1JQ**

An opportunity to purchase this charming, terraced, three bedroom cottage which dates back to 1875. The property is situated overlooking the tree lined greens of the desirable Front Street in Sowerby. The property which has been fully refurbished, should appeal to first time buyers, those looking to downsize & investors alike. Over two floors the accommodation comprises of a lounge, a kitchen, a rear hall with door leading to the covered bin area, a bedroom, a house bathroom/w.c., a first floor landing and two good sized, first floor, double bedrooms. To the rear of the property there is an enclosed rear garden with paved path, gravelled area, shrub borders, summer house and fenced boundaries. With the added benefits of gas central heating & double glazing to the rear viewing is highly recommended to appreciate the charm, location and presentation of the accommodation on offer. EPC 'D'. NO ONWARD CHAIN

**£270,000**

## LOCATION

Situated within the Front Street part of Sowerby overlooking the tree lined green with parking to the front on the green. 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 and the main East Coast rail line at Thirsk train station.

## DIRECTIONS

Leaving Thirsk Market Place via Westgate take the first turning at the mini roundabout then immediately take the left turn onto Sowerby Road. Follow the road down until you approach Front Street where the property is on the left hand side.

## THE ACCOMMODATION COMPRISES

### LOUNGE

11'11 x 10'10 (3.63m x 3.30m)

With window and door to the front elevation, television point, wood burner and radiator.



## KITCHEN

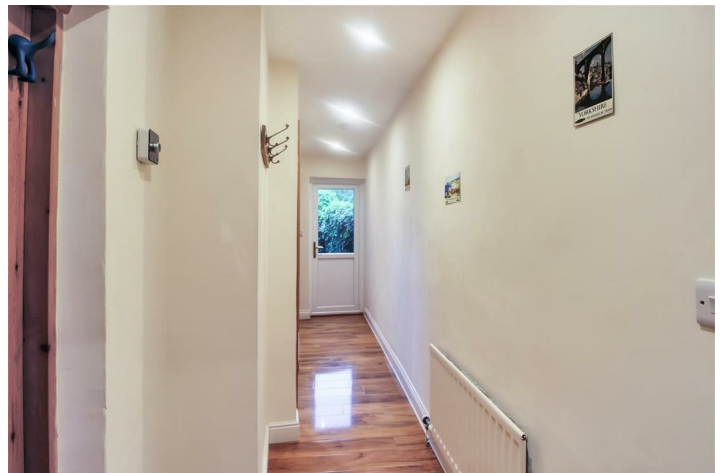
10'11 x 9'8 (3.33m x 2.95m)

Including a fitted range of wall and base units incorporating wood work surfaces, ceramic single bowl sink unit with mixer taps over, integrated electric oven & gas hob, extractor hood, plumbing for a dishwasher, space for under counter fridge and freezer, tiled splashbacks, tiled floor, understairs cupboard, stairs to the first floor, and double glazed window to the rear.



## REAR HALL

With double glazed door to the rear garden, door to the bin store and radiator.



## BATHROOM

Fully tiled bathroom including a three piece suite comprising of a walk in shower, wash hand basin, low level w.c., heated towel rail, space and plumbing for washing machine and dryer, extractor fan and Velux window.



**BEDROOM/ DINING ROOM**

12'5 x 6'3 (3.78m x 1.91m)

With double glazed window to the rear and radiator.



**FIRST FLOOR LANDING**

With loft access.

**BEDROOM 1**

11'11 x 10'10 (3.63m x 3.30m)

With window to the front elevation, storage cupboard housing the boiler and radiator.



**BEDROOM 2**

10'11 x 9'9 (3.33m x 2.97m)

With double glazed window to the rear elevation and radiator.

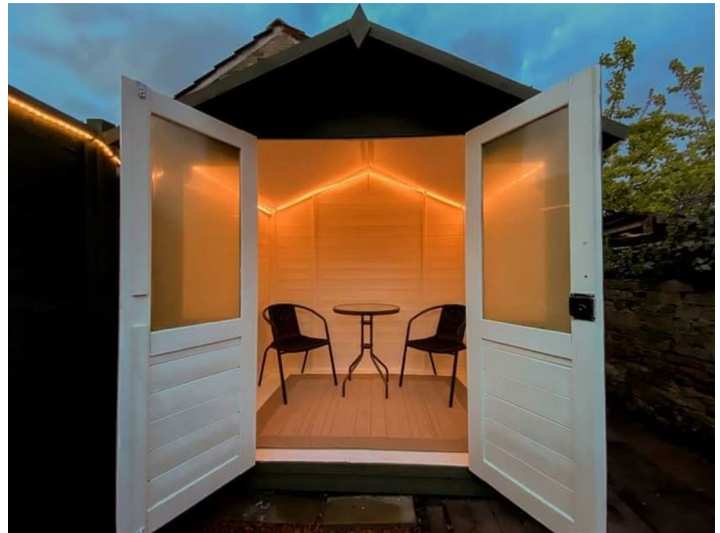


EXTERIOR



## REAR GARDEN

An enclosed rear garden with paved path, gravelled area, shrub borders, summer house and fenced boundaries.



## VIEWING

Viewing is Strictly By Appointment Only.

## MORTGAGE 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.



### FREE VALUATION

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.

### FREEHOLD

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.

### 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:** N

**PARKING ARRANGEMENTS:** Unallocated Off Road 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:** N/A

**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.

GROUND FLOOR

1ST FLOOR



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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