



6 Belgrave Terrace

Sowerby, Thirsk, YO7 1RE

Guide price £435,000



**** 4 BED VICTORIAN TOWNHOUSE ** NO CHAIN ** PERIOD FEATURES THROUGHOUT **** Spacious lounge with open feature fireplace | Large dining room with feature fireplace | Breakfast kitchen | Two double bedrooms and single bedroom | Further spacious attic bedroom | Large bathroom with separate shower and roll top bath | Utility room | Cellar | Garden to front | Rear courtyard

This large period property comprises of a vestibule, entrance hall, lounge, dining room, breakfast kitchen, and utility room on the ground floor. A doorway from the kitchen area leads down to a spacious cellar, offering ample storage space. A return staircase from the hallway leads up to a first floor galleried landing providing access to two double bedrooms, a further single bedroom, and a large bathroom. A door from the landing opens onto stairs leading up to a large attic bedroom.

Outside there is a front garden mainly laid to lawn with well stocked boundaries with shrubs and trees. To the rear of the property is a private courtyard opening onto a private road.

The property provides a wealth of original features including open fireplaces, tiled flooring, stripped wooden floorboards, spindle bannister staircase, ornate coving, deep skirting boards, stripped pine doors, and doors



Vestibule
Wooden entrance door opens into vestibule. Glass window Half tiled walls. Tiled floor. Ornate coving. Deep skirting boards. Half glazed etched glass wooden door with etch glass side panels opens into,

Entrance Hall
Ornate coving. Ornate archway. Deep skirting boards. Stripped wooden floorboards. Radiator. Wooden spindle bannister main staircase leading up to first floor accommodation. Separate stripped pine doors open into lounge, dining room, and breakfast kitchen

Lounge
15'8" x 15'8" (into bay) (4.80m x 4.80m (into bay))
Stripped pine door opens from hallway. Feature cast iron fireplace with Adam style fireplace wood surround and tiled inlay and hearth. Ornate coving. Ceiling rose with chandelier style light fitting. Deep skirting boards. Radiator. Built-in cupboards either side of chimney breast with shelving above. Wooden sash bay window to front elevation.

Dining Room
13'5" x 13'2" (4.10m x 4.03m)
Half glazed stripped pine door opens from hallway. Feature open fireplace with tiled hearth and Adam style wood surround. Ornate coving. Ceiling rose. Deep skirting boards. Radiator. Built-in cupboards either side of chimney breast with stripped pine doors. Wooden sash window to rear elevation.

Breakfast Kitchen
15'10" x 10'1" (4.84m x 3.09m)
Half glazed stripped pine door from hallway. Bespoke fitted wooden base units with granite work surfaces and tiled splashbacks. Belfast sink with mixer tap. Electric cooker point. Coving. Painted wooden floorboards. Brick fireplace with shelving. Wall cupboard housing electric meter. Stripped pine doors open into cellar. Half glazed stripped pine door opens into utility room. Wooden door opens onto rear courtyard. uPVC double glazed window to side elevation.

Utility Room
10'1" x 7'2" (3.09m x 2.20m)
Half glazed stripped pine door from kitchen. Sink on wood effect work surface with cold tap and with shelving below. Plumbed for automatic washing machine. Space for tumble dryer alongside. Stone tiled floor. Wall mounted Mains gas fired combi boiler. Ceiling laundry rack. Gas and electric meters. uPVC double glazed windows to rear and side elevations.

Cellar
20'3" x 13'4" (max) (6.18m x 4.07m (max))
Stripped pine door opens onto concrete steps leading down to a spacious cellar. Wall mounted wooden handrail alongside steps. Power and light.

First Floor Landing
Spindle banister return staircase from hallway leads up to a first floor landing with access to the bathroom at mid-level. High level window pane to rear elevation. Dado rail. Ornamental arches. Ornate coving. Radiator. Stripped pine door opens into understairs cupboard with light. Separate stripped pine doors open into three bedrooms, a bathroom, and a further WC. A further stripped pine door opens onto staircase leading up to second floor attic bedroom.

Bedroom One
13'5" x 12'0" (4.09m x 3.68m)
Stripped pine door from first floor landing opens into double bedroom. Ornate coving. Built-in wooden wardrobes either side of chimney breast. Radiator. Wooden sash window to rear elevation.

Bedroom Two
13'5" x 12'4" (max) (4.09m x 3.76m (max))
Stripped pine door from first floor landing opens into double bedroom. Ornate coving. Built-in wooden wardrobe to side of chimney breast. Radiator. Wooden sash window to front elevation.

Bedroom Three
9'9" 7'5" (2.98m 2.28m)
Stripped pine door from first floor landing opens into single bedroom. Ornate coving. Picture rail. Radiator. Wooden sash window to front elevation.

Bathroom
12'5" 10'0" (3.81m 3.06m)
Stripped pine door from mid-level landing. Roll top bath with clawed feet. Pedestal wash hand basin with tiled splashback. Low level WC. Separate shower cubicle with Triton electric shower and panel walls. Radiator. Laminate flooring. uPVC double glazed window to side elevation.

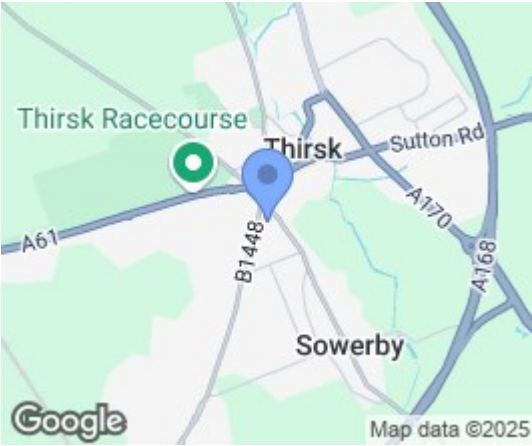
WC
Stripped pine door from mid-level landing. Low level WC. Dado rail. Painted wooden floorboards. uPVC double glazed window to side elevation.

Attic Bedroom
19'1" x 13'4" (max) (5.83m x 4.07m (max))
Stripped pine door from first floor landing opens onto staircase leading up to a spacious attic bedroom. Wooden wall mounted hand rail up stairs. Wooden bannister with spindles at top of stairs. Two velux windows to rear elevation. Two radiators. Two wooden double doors open into eaves space.

Outside
To the front of the property is a garden mainly laid to lawn. There are flower borders around the edge of the lawn with shrubs and trees. A tarmac path leads up to the front door. There is a footpath to the bottom of gardens providing right of way to public footpaths. To the rear of the property is a courtyard with wall and gate at the bottom opening onto a private road. There is unallocated parking on the private road with further on road parking available nearby.

Owners Opinion
This has been a fabulous house where we have lived for over 20 years and raised our family. The property is ideally located on the edge of Thirsk and Sowerby, being within easy walking distance of the town centre and all of the local amenities as well as the primary school and secondary school, supermarkets, cinema, play area, leisure centre (with swimming pool, gym, and sauna) and walks over The Flatts. We have lovely neighbours around us and there is a real sense of community to the area. Thirsk offers fabulous access with excellent road to the A19 and A1(M) and rail links being on the main East Coast line between Edinburgh and King Cross London. In addition, there is lovely countryside nearby, including being situated between The North York Moors and The Yorkshire Dales.

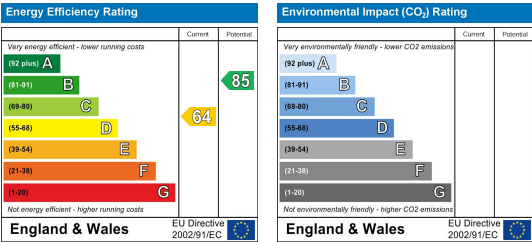
Area Map



Floor Plans



Energy Efficiency Graph



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