



## 8 Topcliffe Road

Sowerby, Thirsk, YO7 1QU

**Asking price £149,950**



\*\* 2 BED VICTORIAN END TERRACED HOUSE \*\* Spacious lounge with bay window | Recently installed kitchen | Good size modern bathroom | Built-in cupboard space | Outbuilding | Sought after location near town centre

This well-presented period property offers excellent accommodation for first-time buyers as well as to property investors. The house comprises of a spacious lounge and a recently installed modern kitchen with dining space on the ground floor. Stairs from the lounge lead up to a first-floor landing with access to two bedrooms and a good size modern bathroom. Outside, alongside the property there is a small outbuilding providing useful storage.

The property benefits from gas central heating and uPVC double glazing other than the lounge bay window, which is hardwood and the vendor advises was newly replaced in 2022. In addition, the property has some original features, including ornate coving and ceiling rose in the lounge.



## Lounge

18'10" x 12'3" (max) (5.76 x 3.74 (max))

Wooden entrance door with glass pane with Yorkshire rose above opens into a spacious lounge. Large hardwood double glazed bay sash window to front elevation. Radiator. Ornate coving. Ceiling rose. Wooden laminate flooring. Stairs from the lounge lead up to first floor accommodation. Door from lounge into,

## Breakfast Kitchen

13'5" x 10'8" (max) (4.11 x 3.27 (max))

Fitted in a range of modern base and wall mounted units, which the vendor advises was installed in 2024. Quartz work surfaces with splashbacks. Stainless steel sink unit with mixer tap. Built-in Zanussi electric oven with ceramic hob and stainless-steel extractor hood over. Radiator. Tiled floor. uPVC double glazed window to side elevation. Door opens into pantry cupboard. Separate door opens into a spacious understairs cupboard with light and offering useful storage space.

## First Floor Landing

Stairs from lounge with wooden handrail lead up to a first-floor landing. Separate doors open into two bedrooms and a bathroom.

## Bedroom One

3.93 x 3.70 (max)

Generous size double bedroom with two uPVC double glazed windows to front elevation providing plenty of natural light. Radiator. Picture rail.

## Bedroom Two

9'3" x 7'3" (max) (2.84 x 2.23 (max))

Currently being used as a home office. The high ceilings allow bunk beds to be accommodated if using as a bedroom. Similarly, the room will accommodate a double bed. uPVC double glazed window to side elevation. Radiator.

## Bathroom

9'11" x 8'10" (max) (3.03 x 2.71 (max))

Modern three-piece bathroom suite in white comprising of a panel bath with shower over and glass shower screen; pedestal wash hand basin with mixer tap; and a low-level WC. Fully tiled. Radiator. Extractor fan. uPVC double glazed opaque window to side elevation. Built-in cupboard housing gas fired Worcester combi boiler as well as automatic washing machine. Access to roof space via loft hatch. Roof space is partially boarded and has a light.

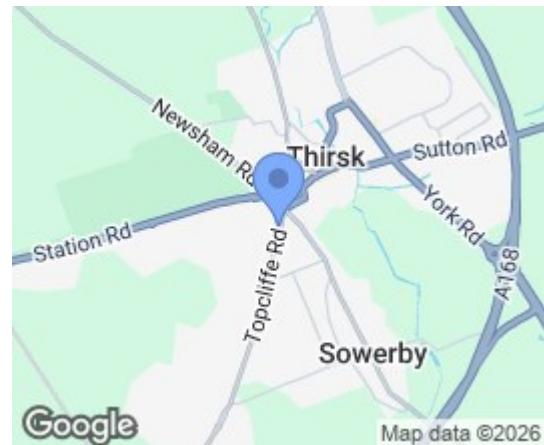
## Outside

There is a brick outbuilding offering useful storage alongside the property, which has a corrugated Perspex roof and can be accessed via a wooden door. To the front of the property is a public footpath. There is nearby on street parking available.

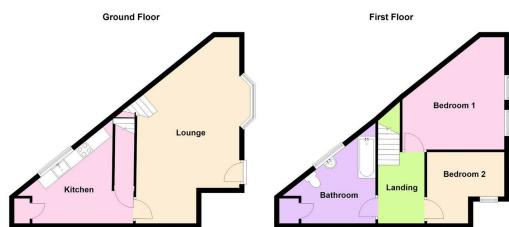
## Owners Opinion

"8 Topcliffe Road is a house with character, with spacious rooms and a homely feel. It's been a lovely first home, in a friendly and safe area with great local amenities. Just a short walk from the town centre, parks, schools and leisure centre".

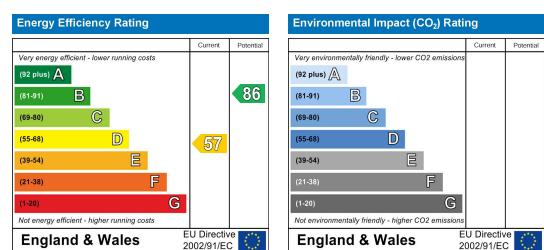
## Area Map



## Floor Plans



## Energy Efficiency Graph



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