



Sowerby, Thirsk Guide Price £360,000

*** WATCH OUR TEASER REEL NOW *** A fantastic rural renovation opportunity set in 0.66 of an acre and situated 2 miles south of Thirsk and 19 miles north of York. The property, believed to date back to the late 1800's, provides almost 1,600 sq ft of living space which includes a 1 bedroom ground floor annex.

*** NO ONWARD CHAIN ***

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Inside

A central entrance hall with staircase leads off into 2 formal reception rooms with feature fireplaces and a 28'0" (8.53m) long kitchen in need of replacement. The extended ground floor living space also includes a cloakroom/wc and 400 sq ft of additional living space that has been configured to create an annex comprising of a sitting room with wood burning stove, bedroom and a shower room.



The first floor landing leads off into 2 double bedrooms with rural views and a larger than average bathroom with fitted storage, pink suite and a further opportunity for a buyer to update, replace and restyle to taste.

Outside

In total the property sits to the fore of a plot extending to around 0.66 of an acre with a formal lawned front garden and a gated access at the rear onto a generous area for parking and access into a number of outbuildings which are currently in a poor state of repair. Please also note that this property is being "sold as seen" and includes the disused caravans and sheds on the rear boundary.



Tenure

Freehold

Services/Utilities

Electricity and water are understood to be connected with sewerage by way of a septic tank.

Broadband Coverage

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

G

Council Tax

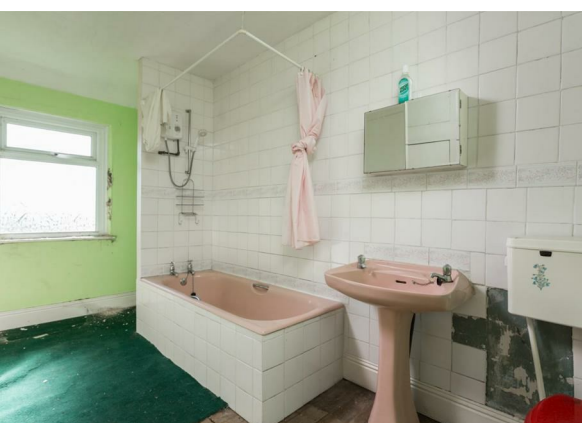
D - North Yorkshire Council

Current Planning Permissions

No current valid planning permissions

Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold



Moor End Lane, Sowerby, York, YO7 3AG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1585 SQ FT / 147.22 SQ M - (Excluding Stores)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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