



Mowbray House Topcliffe Road

Sowerby, Thirsk, YO7 1QU

ATTENTION ALL INVESTORS!!! A fantastic residential investment opportunity situated within close proximity of Thirsk town centre and its many amenities. This detached attractive character property benefits from being recently renovated to a high standard, spacious, light and modern throughout, double glazing, gas/electric heating with a large enclosed garden and off street parking.

Comprising of :

FOUR x RESIDENTIAL APARTMENTS. A superb development of four one bedroom, luxury, modern, spacious apartments with communal/private entrance which are all currently rented out.

A GREAT FREEHOLD INVESTMENT PURCHASE producing a good 5.4 % yield.

Asking Price £525,000

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- A GREAT FREEHOLD INVESTMENT OPPORTUNITY producing a good 5.4% yield.
- SPACIOUS, LIGHT + MODERN
- AMPLE OFF STREET PARKING
- DETACHED CHARACTER CONVERTED PROPERTY INTO:
- RECENTLY REFURBISHED TO A HIGH STANDARD
- CLOSE PROXIMITY TO THIRSK TOWN CENTRE
- FOUR x ONE BEDROOM APARTMENTS
- ENCLOSED LAWNED GARDEN
- ALL APARTMENTS CURRENTLY RENTED OUT

FLAT 1, PRIVATE ENTRANCE

Leading to entrance hall/study (8'3" x 7")

LOUNGE

14'5" x 14'2" (4.39m x 4.32m)

Feature walk in double glazed bay windows, double radiator x 2, double glazed window to side aspect.

KITCHEN

11'10" x 6'3" (3.61m x 1.91m)

Range of modern wall and base units with work top over, sink unit housing sink, drainer and chrome mixer tap, integrated four ring electric hob and oven with extractor hood over, space and plumbing for washing machine, space for upright fridge freezer, wall mounted radiator, laminate wood flooring, double glazed window to rear aspect.

DOUBLE BEDROOM

14'7" x 11'2" (4.45m x 3.40m)

Feature walk in double glazed bay window, double radiator.

SHOWER ROOM

7'5" x 4'7" (2.26m x 1.40m)

Double shower cubicle, low level W.C., pedestal hand wash basin and taps, wall mounted towel rail, extractor fan, laminate wood floor, inset ceiling spot lights, double glazed window to side aspect.

FLAT 2, COMMUNAL ENTRANCE

Front door leading into: Entrance hall, radiator.

LOUNGE

11'4" x 14'4" (3.45m x 4.37m)

Double glazed windows x 2 to front aspect, double radiator, tv and phone point, ceiling coving.

KITCHEN

10'2" x 6'1" (3.10m x 1.85m)

Range of modern wall and base units with work top over, sink unit housing sink, drainer and chrome mixer tap, integrated four ring electric hob and oven with extractor hood over, space and plumbing for washing machine, space for upright fridge freezer, wall mounted radiator, inset ceiling spot lights, double glazed window to rear aspect.

DOUBLE BEDROOM

15'8" x 11'1" (4.78m x 3.38m)

Double glazed window to front aspect x 2, double radiator x 2, ceiling coving.

SHOWER ROOM

10'10" x 7'3" (3.30m x 2.21m)

White suite comprising: Double shower cubicle with mains shower, low level W.C., wall mounted basin and taps, wall mounted heated towel rail, extractor fan, inset ceiling spot lights, built in airing cupboard housing central heating boiler, double glazed window to side aspect.

FLAT 3, COMMUNAL ENTRANCE

Communal storage cupboard, stairs to first floor.

Double glazed front door leading into: Entrance hall, double glazed window to front aspect, radiator.

LOUNGE

14'7" x 13'0" (4.45m x 3.96m)

Double glazed window x 2 to front aspect, double radiator, tv and phone point.

KITCHEN

7'7" x 9'0" (2.31m x 2.74m)

Range of modern wall and base units with work top over, sink unit housing sink, drainer and chrome mixer tap, integrated four ring electric hob and oven with extractor hood over, undercounter space for fridge and freezer, radiator, inset ceiling spot lights, cupboard housing central heating boiler, double glazed window to side aspects.

DOUBLE BEDROOM

13'1" x 11'2" (3.99m x 3.40m)

Double glazed window to side aspect, double radiator.

SHOWER ROOM

9'8" x 6'8" (2.95m x 2.03m)

White suite comprising: Double shower cubicle with mains shower, low level W.C. with hidden cistern, vanity unit housing basin and taps, wall mounted heated towel rail, extractor fan, inset ceiling spot lights, built in storage cupboard with plumbing for washing machine, double glazed window to front aspect.

FLAT 4, PRIVATE ENTRANCE

Double glazed front door leading into:

LOUNGE

12'8" x 12'9" (3.86m x 3.89m)

Double glazed window to front aspect, electric heater, tv and phone point.

KITCHEN

9'0" x 7'11" (2.74m x 2.41m)

Range of modern wall and base units with work top over, sink unit housing sink, drainer and swivel mixer tap, integrated four ring electric hob and oven with extractor hood over, space and plumbing for washing machine, undercounter space for fridge freezer, wall mounted electric heater, inset ceiling spot lights, two x double glazed windows to side and rear aspects.

DOUBLE BEDROOM

8'11" x 13'0" (2.72m x 3.96m)

Double glazed window to front aspect, wall mounted electric heater, inset ceiling spot lights.

SHOWER ROOM

9'0" x 5'2" (2.74m x 1.57m)

White suite comprising: Double shower cubicle with mains shower, low level W.C., pedestal hand wash basin and taps, wall mounted heated towel rail, extractor fan, inset ceiling spot lights, cupboard housing hot water tank, double glazed window to side aspect.

EXTERNALLY

ENCLOSED GARDEN + PARKING

Large enclosed lawned garden with flower borders, hedge and walled perimeters and gravelled pathways. Large parking area providing several off street parking spaces

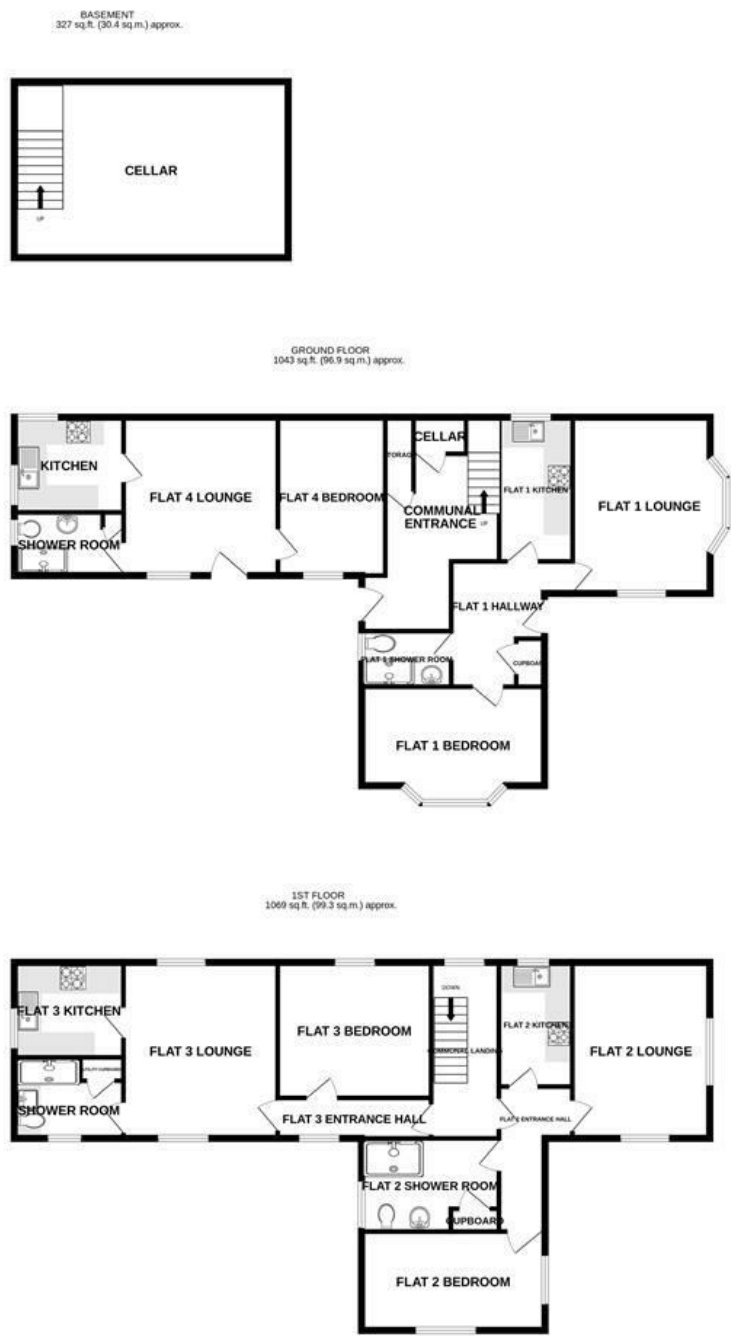
AGENTS NOTES

Current Achieved Rental Income approx £28,500.00 per annum

A GREAT FREEHOLD INVESTMENT PURCHASE producing a good 5.4% yield.



Floor Plan



TOTAL FLOOR AREA : 2438 sq.ft. (226.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	