

NOVE

21 The Maltings, Sowerby

Thirsk

Offers in Region of £176,250

21 The Maltings

Sowerby, Thirsk

A well-presented two-bedroom mid-terraced house situated in The Maltings, a popular residential development in Sowerby, on the edge of Thirsk. The market town of Thirsk is within easy reach, offering a good range of independent shops, restaurants, and amenities, with strong road and rail links to both York and Teesside.

The property is currently operated as a successful holiday let, generating a proven rental income, and is subject to business rates in its current use. It presents an attractive investment opportunity, though it is equally suited to returning to standard residential occupation.

The ground floor comprises a carpeted sitting room with electric stove and panel radiator, opening through to a fitted kitchen diner. The kitchen is equipped with light oak units, dark worktops, a gas hob with chimney extractor, electric oven and dishwasher, with wood-effect flooring and space for a dining table.

Upstairs are two bedrooms, both carpeted and heated by electric panel radiators. Bedroom one is a good-sized double to the front, with two windows and a built-in wardrobe. Bedroom two is a single to the rear. The bathroom is fully tiled and fitted with a bath with shower over, WC and wash basin.

Heating is electric throughout, with hot water supplied via a gas combination boiler. To the rear is a south-facing patio garden, a pleasant outdoor space that benefits from good afternoon and evening sun. The property comes with its own, allocated parking space within the private car park.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- Off-road parking
- Modern kitchen units
- Outdoor seating area
- Bath-tub with shower
- Natural light throughout
- Spacious living area





Hallway

Upon entry is a small porch-way, ideal for removing boots and storing coats.

Living Room

14' 1" x 11' 8" (4.28m x 3.55m)

A comfortable sitting room with staircase rising from the space, carpeted throughout and finished with a dado rail. An electric stove and panel radiators provide heating, and a door at the rear opens through to the kitchen.

Kitchen

11' 7" x 8' 10" (3.54m x 2.70m)

A well-proportioned kitchen diner fitted with light oak colour units and dark vinyl worktops. Integrated appliances include a gas hob with chimney extractor over and an electric oven, with space and plumbing for a washing machine. A stainless steel sink sits beneath the window, and wood-effect flooring runs throughout. A door opens through to the sitting room. A uPVC, double glazed door leads out to the rear garden.

Bedroom One

11' 8" x 11' 5" (3.55m x 3.49m)

A good-sized double bedroom carpeted throughout, with two windows to the front bringing in plenty of natural light. Electric heating is provided by a panel radiator, and a built-in cupboard space offers useful storage.

Bedroom Two

11' 2" x 5' 3" (3.40m x 1.61m)

A single bedroom to the rear of the property, carpeted throughout with a window overlooking the back. Electric heating is provided by a panel radiator. Neutral décor throughout.

Bathroom

5' 9" x 5' 7" (1.75m x 1.70m)

A fully tiled bathroom fitted with a panelled bath with shower over, WC and wash basin. A frosted window provides natural light and ventilation.



GARDEN

A south-facing patio garden to the rear, enclosed by timber fencing with a gate providing rear access. The space is laid to stone paving, with a timber shed offering useful additional storage. The aspect ensures good levels of sun through the afternoon and into the evening, providing a quiet spot to enjoy time, just a few moments walk from the bustling Market Place.

ALLOCATED PARKING

1 Parking Space

The property benefits from an allocated parking space within the private car park.





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