



James Winn
Estate Agents

Tel: 01845 524488 Fax: 01845 522855

www.jameswinn.co.uk

2 Bakers Alley, 29 Market Place, Thirsk, North Yorkshire, YO7 1HD

thirsk@jameswinn.co.uk



25 Railway Terrace, Sowerby Thirsk YO7 1QT

We are delighted to bring to market this stunning, period terrace property which is located in the sought after area of Sowerby in Thirsk. Within easy walking distance of the Market Place & all local amenities. Over three floors the accommodation comprises of an entrance conservatory, a lounge with a fireplace, a dining room with a fireplace, a modern kitchen with integrated appliances, a house bathroom/w.c., a good sized master bedroom with fitted wardrobes, a further first floor double bedroom and a large and fully functional loft room. To the exterior of the property there is a south facing enclosed front yard and off road parking for one vehicle. With the added benefits of gas central heating, high ceilings & double glazing throughout, viewing is highly advised to appreciate the size, location and position of the accommodation on offer. EPC Rating D, Council Band 'B'.

£200,000

LOCATION

Situated in the Sowerby part of Thirsk within easy walking distance of the town centre, on a no-through road. Local schools, shops and leisure facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate.

DIRECTIONS

Leaving Thirsk Market Place via Westgate take the first turning at the mini roundabout onto Topcliffe Road. Proceed over the zebra crossing and take the first right hand turn signposted Railway Terrace, continue down the lane and the property is situated at the bottom end on the right hand side.

THE ACCOMMODATION CONSISTS OF

CONSERVATORY

6'5" x 9'8" (1.96 x 2.95)

With front facing UPVC double glazed french doors, UPVC double glazed windows front and side.

LIVING ROOM

11'11" x 11'11" (3.65 x 3.65)

With front facing UPVC double glazed french doors, oak flooring, TV point and gas fire.



DINING ROOM

11'11" x 11'11" (3.65 x 3.65)

With stone tiled flooring, gas fire, TV point, access to
send floor and a vertical radiator.



KITCHEN

12'9" x 9'8" (3.90 x 2.97)

With stone tiled flooring, integrated dishwasher, fridge, fitted double oven, induction hob, microwave, sink + drainer, velux sky light, a range of floor, draw & wall units and underfloor heating.



FAMILY BATHROOM

9'1" x 4'11" (2.78 x 1.52)

With side facing UPVC double glazed window, paneled bath with shower over, vanity sink unit, low level WC, heated towel rail and underfloor heating.



UTILITY

4'1" x 4'5" (1.26 x 1.37)

With side facing UPVC double glazed window, UPVC rear facing door and plumbing for washing machine

BEDROOM ONE

11'11" x 9'0" (3.65 x 2.76)

With front facing UPVC double glazed window, built in wardrobes and a radiator.



BEDROOM TWO

11'11" x 11'1" (3.65 x 3.40)

With rear facing UPVC double glazed window, cast iron feature fireplace, access to loft room and a radiator.



LOFT ROOM

23'11" x 9'10" (7.30 x 3.02)

With rear facing UPVC double glazed window, front facing UPVC velux window, further loft storage and a radiator.



FRONT YARD

With stone paved yard, pergola and electricity



PARKING

With front parking for one vehicle



EXTERNALLY



MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

FREE VALUATION

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

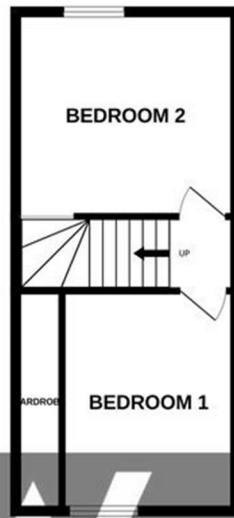
FREEHOLD

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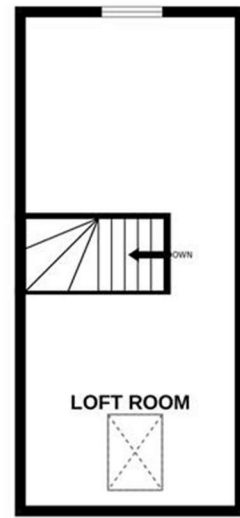
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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