



Back Lane, Sowerby, YO7

Asking Price: £325,000

Back Lane, Sowerby, Thirsk, YO7

James Winn are delighted to offer to the market , this charming end of terrace house located within walking distance to the Thirsk Market place, making it an ideal purchase for first time buyers, downsizers or investors alike.

The downstairs accommodation is a dining room, living room with exposed beams & a log burner, and a large kitchen/breakfast room with dual access via French doors to both gardens. Upstairs there are three well-proportioned double bedrooms, with the master benefiting from an en suite, whilst the other bedrooms share the family bathroom.

Externally there is gated driveway parking, and 2 low maintenance gardens. Viewing is recommended.

At the time of Instruction, we have been advised by the vendors of the following information:

EPC Rating TBC
Council Tax Band - C (North Yorkshire Council)

The above information may be subject to change during the transaction period.



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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Situation:

Back Lane is situated in the popular village of Sowerby, immediately south of Thirsk town centre. The property enjoys a convenient yet peaceful residential setting, within easy walking distance of local shops, pubs and amenities on Front Street, as well as the wider facilities of Thirsk. The area offers excellent access to major road links including the A1(M) and benefits from a strong community feel, making it an ideal location for a range of buyers.

Directions:

From Market Place, drive or head south toward Front Street. Continue straight as the road turns into Front Street/Sowerby. At the crossroads where Front Street becomes Back Lane, turn right onto Back Lane. Follow Back Lane; until you find the property on the Right.

The Accommodation Comprises**Entrance Hallway:****1.21 x 1.86**

Front door, stone flooring, understairs cupboard.

Living Room:**6.02 x 4.66**

Wooden flooring, 2x double glazed windows, log burner, exposed beams, double doors to garden, radiator.

Dining Room:**2.28 x 3.20**

Wooden flooring, radiator, double glazed window.

Kitchen/Breakfast Room:**5.40 x 3.76**

Stone flooring, worktops, cupboards. oven, sink, washing machine, boiler, 2x double glazed windows, 2x double doors, one to garden, one to driveway, radiator, tiled splashbacks.

Stairs:

Carpet & banister.

Landing:**3.67 x 2.08**

Carpet, banister, radiator, 2x double glazed windows.

Master Bedroom:**3.76 x 4.11**

Wooden flooring, radiator, 3x double glazed windows, access to en suite.

Bedroom 2:**3.74 x 3.64**

Wooden flooring, double glazed windows, radiator.

Bedroom 3:**5.01 x 1.99**

Wooden flooring, double glazed windows, radiator, loft hatch, built in shelving.

Bathroom:**2.26 x 2.46**

Tiled flooring, radiator, W/C, basin, double glazed window, standalone bath, part tiles walls.

En-Suite:**1.08 x 2.08**

Tiled flooring, shower, W/C, basin, radiator, double glazed window.

External**Front:**

Walkway to house & shrubbery.

Side:

Gated driveway, patio, shrubbery & gravel.

Back:

Gravel back garden, side gate, outside storage room & W/C.



Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Not known

PARKING ARRANGEMENTS: Driveway Parking

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here

<https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

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.

Mortgage & Financial Services:

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 advisor based. 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.

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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.