

The logo for James Winn Estate Agents, featuring a stylized 'JW' monogram in gold and white, with the text 'James Winn Estate Agents' in white to its right.

**JW** James Winn  
Estate Agents



**Admirals Court, Sowerby, YO7**

**Asking Price: £400,000**

# Admirals Court, Sowerby, Thirsk, North Yorkshire, YO7

James Winn are delighted to bring to the market in excellent condition this substantial four bedroom semi-detached house. Located within walking distance to Thirsk Town Centre. The property is ideally located within walking distance to local green spaces, and a large range of local amenities.

The ground floor accommodation consists of, an entrance porch, living room, kitchen/dining room with integrated appliances and a dual aspect log burner, W/C, garden room with Bi-Fold doors, and the master bedroom boasting its own en-suite .

The first floor boasts three well-proportioned bedrooms, which all share the first floor family bathroom.

Externally you have a mature rear garden, patio area outbuilding and a garage.

The property further benefits from driveway parking for multiple cars & solar panels. Viewing is highly recommended.

Council Tax Band D - North Yorkshire Council

EPC Rating - TBC



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:**

Admirals Court is situated in the charming residential area of Sowerby, just south of the historic market town of Thirsk, in North Yorkshire, England. The property falls within the Thirsk & Malton parliamentary constituency and is administered locally by North Yorkshire Council, within the Sowerby & Topcliffe division.

Admirals Court forms part of a modern cul-de-sac development known for its quiet setting and family-friendly atmosphere. This small enclave offers a strong sense of community and is particularly appealing to homeowners seeking a peaceful lifestyle with the convenience of local amenities close by.

**Directions:**

Start at Thirsk Market Place – head south on Millgate (A61).

Continue straight for approx. 0.3 miles onto Chapel Street.

Keep following A61 (Green Lane) as it curves slightly right, heading toward Sowerby.

After approx. 0.4 miles, turn right onto Topcliffe Road (B1448).

In about 0.2 miles, turn left onto Admirals Court (look for a residential cul-de-sac).

Follow the road signs to the property.

**Entrance Hall:**

**1.85 x 1.55**

Carpet, radiator, front door.

**Living Room:**

**4.23 x 4.28**

Carpet, radiator, double glazed window, log burner.

**Kitchen/Dining Room:**

**5.18 x 5.44**

Log burner, tiled flooring, 2x radiators, 2x double glazed windows, 2x double glazed skylights, fitted appliances, worktops, cupboards, tiled splashbacks.

**W/C:**

**1.13 x 1.10**

Tiled flooring, W/C, basin, radiator.

**Garden Room:**

**3.29 x 3.00**

Tiled flooring, radiator, double glazed windows, bi-fold doors.

**Master Bedroom:**

**3.48 x 3.20**

Radiator, double glazed windows, built in wardrobes, access to ensuite.

**En-Suite:**

**2.28 x 3.18**

Radiator, lino, tiled walls, bath, W/C, basin, double glazed window.

**Stairs:**

Carpet & banister.

**Landing:**

**2.03 x 2.43**

Carpet, glass banister, double glazed window, loft hatch, storage cupboard.

**Bedroom 2:**

**3.69 x 3.09**

Wooden flooring, double glazed window, radiator.

**Bedroom 3:**

**2.97 x 3.09**

Carpet, double glazed window, radiator.

**Bedroom 4:**

**2.51 x 2.04**

Carpet, radiator, double glazed window, storage cupboard.

**Bathroom:**

**2.01 x 1.63**

Lino, tiled walls, shower, W/C, basin, double glazed window, towel radiator, built in cupboards.

**External****Front:**

Gravel driveway for multiple vehicles

**Side:**

Gravel walkway to garage & garden.

**Back:**

Patio, lawn, trees, fenced off, access to garage, woodstore and outbuilding.

**Outbuilding:**

**2.47 x 2.47**

3x Windows, electric radiator, carpet.

**Garage:**

**3.42 x 6.12**

Lights, concrete flooring, worktops, electric door, window.



**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 solar panels, mains electricity, water, gas and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Not known

PARKING ARRANGEMENTS: Driveway for Multiple Vehicles

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 team will be pleased to make you an appointment with an independent mortgage advisor based your home is at risk if you do not keep up repayments on a mortgage or other loans secured on