



The Maltings, Sowerby, YO7

Asking Price: £110,000

The Maltings, Sowerby, Thirsk, YO7

James Winn are delighted to offer to the market with no onward chain, this first floor apartment in the centre of Thirsk.

This property offers an open plan living/kitchen area, a bedroom and recently refurbished bathroom. The property benefits from an allocated parking space.

The property is situated in a prime location, offering easy access to local amenities, schools, and transport links. This delightful home presents a fantastic opportunity for first-time buyers, investors, or those looking to downsize. Viewing is highly recommended.

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

Service Charge, Ground Rent & Buildings Insurance: £480 p/a
Lease - 994 Years Remaining
Ground Rent - £0

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

Council Tax Band A - North Yorkshire Council

EPC Rating C

GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 352 sq.ft. (32.7 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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Situation:

Situated within the highly sought-after residential area of Sowerby, on the edge of the popular market town of Thirsk, The Maltings enjoys a convenient yet peaceful setting. The property is within comfortable walking distance of the town centre, which offers a range of independent shops, cafés, supermarkets and everyday amenities, along with a traditional market square.

The location is particularly well placed for families and commuters alike, with local schools, leisure facilities and open green spaces all close by. The surrounding area also provides easy access to scenic countryside, ideal for walking and outdoor pursuits.

Excellent transport links are readily accessible, with the nearby A19 and A1(M) providing direct routes to larger regional centres including York, Leeds and Teesside, making the property ideal for those needing to travel further afield.

Directions:

Continue straight ahead to the mini roundabout and take the second exit onto Topcliffe Road. Follow Topcliffe Road for a short distance, then take the first right-hand turning signposted Railway Terrace / The Maltings. Continue along this road into The Maltings development, where the property will be found on the left-hand side.

Stairs:

Carpet, banister, window, access to front door.

Living/Dining/Kitchen:**3.47 x 4.69**

Carpet, front door, 2x double glazed window, worktops, cupboards, sink, oven, hob, extractor fan, splashbacks, radiator, 2x storage cupboards.

Bedroom:**4.20 x 2.21**

Carpet, double glazed window, radiator.

Bathroom:**1.56 x 2.21**

Lino, double glazed window, W/C, basin, shower, towel radiator.

External:

Allocated parking.

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: Ask agent.

WATER METER: TBC

PARKING ARRANGEMENTS: Allocated 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: No

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 leasehold 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		