

JW James Winn
Estate Agents



Cherryoak Street, Sowerby, YO7

Asking Price: £300,000

Cherryoak Street, Sowerby, Thirsk, North Yorkshire, YO7

James Winn are delighted to bring to the market in excellent condition this three-bedroom semi-detached family home. Located within close proximity 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 consists of an entrance hall a well presented kitchen & dining room, with access to the downstairs W/C, following through to the living room with double doors to the garden.

The first floor has two good sized bedrooms which share a family bathroom. With the top floor hosting the master bedroom, with its own en suite.

Externally you have a good sized rear garden with an even proportion of lawn & patio, and a large wooden shed, ideal for storage.

The property further benefits from driveway parking for 2 vehicles.

Council Tax Band C - North Yorkshire

EPC Rating - B



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:

The address Cherryoak Street, Sowerby, Thirsk, YO7 3SU is situated in the charming market town of Thirsk, within North Yorkshire, England. It falls under the Sowerby & Topcliffe ward and the Thirsk & Malton parliamentary constituency. Thirsk itself is known for its historic racecourse and as the real-life inspiration (Darrowby) for the writings of James Herriot.

Directions:

From Market Place, head west onto Westgate.

At the mini roundabout, take the first exit onto Topcliffe Road.

Continue along Topcliffe Road until you reach the roundabout; turn right onto Oak Drive.

Follow Oak Drive, then turn right onto Cherry Oak Street, follow the road to the end, turn right, and the property will be in front of you.

Entrance Hall:

1.51 x 1.55

Carpet, radiator, storage cupboard.

Kitchen/Dining Room:

5.24 x 3.17

Tiled flooring, boiler, double glazed window, radiator, understairs storage, worktops, cupboards, fitted appliances, access to W/C.

W/C:

1.60 x 0.93

Tiled flooring, W/C, radiator, basin.

Living Room:

4.23 x 3.43

Carpet, radiator, 2x double glazed windows, double doors to back garden.

Stairs & Landing:

3.89 x 1.95

Carpet, banister, radiator, double glazed window.

Bedroom 2:

4.23 x 3.46

Carpet, radiator, double glazed window, storage cupboard.

Bathroom:

1.89 x 2.16

Lino, W/C, basin, bath, radiator, part tiled walls.

Bathroom 3:

3.27 x 2.16

Carpet, radiator, double glazed window.

Stairs & Landing:

1.96 x 1.27

Carpet, banister, radiator, double glazed window.

Master Bedroom:

6.73 x 4.23

Carpet, radiator, double glazed window, double glazed velux window.

En-Suite:

2.65 x 1.40

Lino, shower, W/C, radiator, basin, part tiled walls, double glazed velux window.

External**Front:**

Lawn, patio path to front door, shrubbery, access to driveway.

Side:

Patio path to side gate, tarmac driveway for 2 vehicles.

Back:

Patio walkway, slate area ideal for bin store, lawn, flowers, fenced off, wooden shed.



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: YES

PARKING ARRANGEMENTS: Driveway

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 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.

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.

