

**JW** James Winn  
Estate Agents



**3 St Oswalds Front Street, Sowerby, YO7**

Asking Price: £180,000

# 3 St Oswalds Front Street, Sowerby, Thirsk, North Yorkshire, YO7

\*\* AUCTION \*\* GUIDE PRICE £180,000

James Winn are delighted to bring to the market this three-bedroom mid terraced home. Located on Front Street, the property is ideally located within walking distance to local green spaces, and a range of local amenities, including Thirsk Market Place.

The internal accommodation consists of a large entrance hall/dining room, kitchen, integral garage, living room, family bathroom & three bedrooms, one of which suitable for an office & the other 2 have access into large eaves storage.

Externally you have a low maintenance rear garden with an even proportion of patio space and the rest laid lawn, with a rear door leading you to a back pathway & driveway parking. Viewing is highly recommended.

Council Tax Band C - North Yorkshire

EPC Rating - E



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.  
Made with Metropix ©2025



**Situation:**

Situated on Front Street in the sought-after Sowerby/Thirsk area of Thirsk. The property benefits from a convenient residential setting within walking distance of local shops, schools, cafés and leisure facilities, while also offering easy access to the A19 and A1(M), making it attractive for commuters travelling towards York, Leeds and Teesside.

Front Street is known for its mixture of period homes and established residential properties, with the area generally regarded as desirable due to its village-style atmosphere combined with proximity to Thirsk town centre. Recent listings nearby highlight strong demand for character properties and family homes, particularly those with parking, gardens and countryside views.

The surrounding area offers access to countryside walks, including routes towards Sowerby Flatts and the Hambleton Hills, which adds to the appeal for families and downsizers alike. Nearby sales evidence suggests Front Street and adjoining roads continue to perform steadily within the local market, with many properties dating from the 19th and early 20th centuries.

**Direction:**

Start in the centre of Thirsk at Market Place.

Head south-east on Market Place towards Station Road / Kirkgate.

Continue onto Station Road.

At the roundabout, take the exit onto Front Street (which leads into Sowerby).

The property will be on your left, just after the turning for Back Lane.

**The Accommodation Comprises****Entrance Hall/Dining Area:****4.21 x 3.53**

Carpet, radiator, 2x windows, front door.

**Kitchen:****3.05 x 3.11**

Lino, 2x windows, front door, worktops, cupboards, splashbacks, fitted oven, hob, extractor fan, sink, space for free standing appliances.

**Garage:****5.09 x 2.59**

Concrete flooring, lights, power & water.

**Entrance Hall, Stairs & Landing.:****3.07 x 2.24**

Carpet, banister, back door, 2x double glazed windows.

**Living Room:****3.09 x 3.84**

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

**Bedroom 3/Office:****2.70 x 3.21**

Carpet, radiator, double glazed window, fitted wardrobes.

**Stairs & Landing:****1.32 x 3.21**

Carpet, banister.

**Bathroom:****1.76 x 3.21**

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

**Bedroom 1:****3.18 x 3.07**

Carpet, radiator, double glazed window, access into storage cupboard, with further access to eaves storage.

**Bedroom 2:****2.81 x 3.07**

Carpet, radiator, double glazed window, access into storage cupboard, with further access to eaves storage.

**External****Garden:**

Driveway, patio & lawn front garden, low walls, flowers & shrubbery.



**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: N/A

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		