



Kings Garden, Sowerby, Thirsk, North Yorkshire, YO7

James Winn are delighted to offer to the market with no onward chain this three bedroom, semi-detached family home. The property is situated in a prime location, offering easy access to local amenities, schools, and transport links, making it an ideal purchase for first time buyers & investors alike.

The internal accommodation comprises; entrance hallway, living room, kitchen/dining room, and a modern family bathroom. The first floor holds three well-proportioned bedrooms.

The property further benefits from large front and rear gardens, with two outbuildings. Viewing is highly recommended.

Council Tax Band - C - North Yorkshire Council

EPC - TBC



TOTAL FLOOR AREA - 710 sq.ft. (65.9 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:

Kings Gardens is a quiet residential street in the popular village of Sowerby, just south of Thirsk. The property is conveniently placed for local schools, shops and amenities, with Thirsk town centre and railway station close by. Excellent road links via the A19 and A1(M) provide easy access to York, Leeds and the wider region.

Directions:

Start at Thirsk Market Place in Thirsk town centre. Head south out of the Market Place onto Topcliffe Road (B1448). Continue past Thirsk School on your right. After the school, turn left into Gravel Hole Lane. Follow Gravel Hole Lane for a short distance and you'll find Kings Gardens on the left-hand side.

The Accommodation Comprises**Entrance Hall:****2.47 x 1.78**

Carpet, radiator, access to all ground floor rooms.

Kitchen:**3.61 x 3.21**

Back door, double glazed window, boiler, free standing & fitted appliances, understairs cupboard, lino, cupboards, worktops, splashbacks.

Living Room:**4.99 x 3.32**

Carpet, radiator, 2x double glazed windows, electric fireplace, built in cupboard.

Bathroom:**1.67 x 1.62**

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

Stairs:

Carpet & banister.

Landing:**1.75 x 2.49**

Carpet, banister, built in storage, loft hatch.

Master Bedroom:**5.01 x 2.67**

Carpet, radiator, 2x double glazed window.

Bedroom 2:**4.30 x 2.43**

Carpet, radiator, 2x double glazed window.

Bedroom 3:**2.46 x 2.50**

Carpet, radiator, double glazed window.

External**Front:**

Bush, lawn, patio walkway, fenced off.

Side:

Patio walkway to side door & gate.

Back:

Lawn, patio, 2x outbuildings.



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 gas, electricity, water, gas and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Not known

PARKING ARRANGEMENTS: Driveway for 2 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 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.