



Kings Meadows, Sowerby, YO7

Asking Price: £190,000

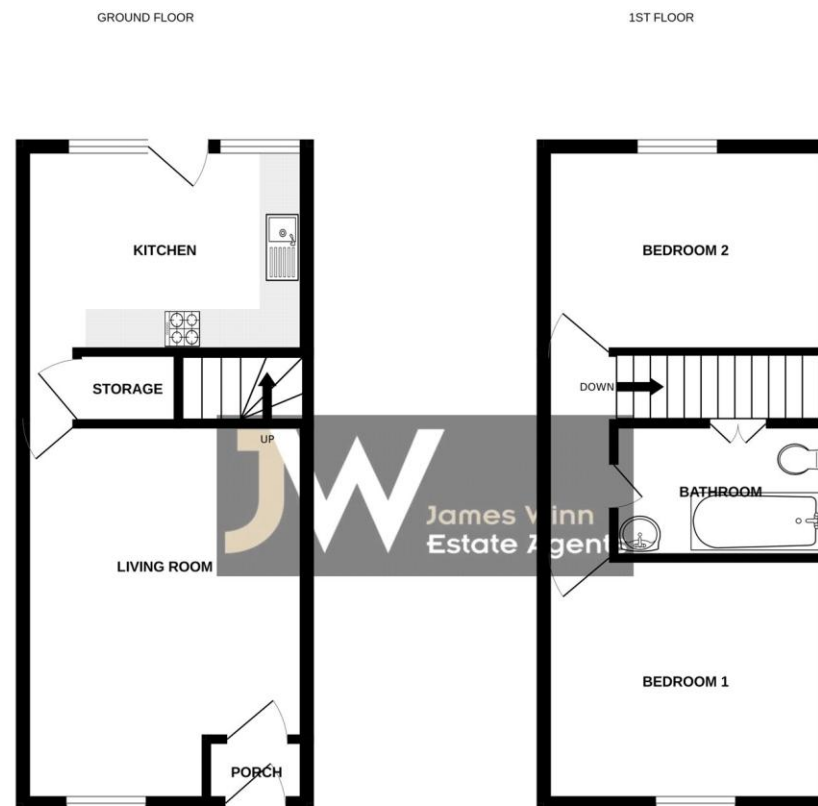
Kings Meadows, Sowerby, Thirsk, North Yorkshire, YO7

James Winn are pleased to offer for sale this well presented two-bedroom semi-detached family home with no onward chain. Located in a prime residential area, this property is an ideal purchase for first time buyers, and investors alike.

The ground floor comprises an entrance porch, leading to a living room, into a kitchen. Upstairs, a landing leads to two spacious bedrooms, and a three-piece bathroom suite, with an over stairs storage cupboard.

Outside, the property features a front garden laid to lawn, and a courtyard at the rear, with parking.

EPC Rating TBC
Council Tax Band 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:

Kings Meadow enjoys a pleasant position within a well-established residential development on the southern edge of Thirsk, offering an excellent balance of peaceful surroundings and everyday convenience. The property is within comfortable walking distance of Thirsk's historic Market Place, where a wide range of independent shops, cafés, restaurants and supermarkets can be found, together with the renowned World of James Herriot attraction.

The area is particularly well suited to families, with highly regarded primary schools and Thirsk School & Sixth Form College close by. Excellent leisure facilities, including a swimming pool, sports clubs and countryside walks, are all easily accessible.

For commuters, the property benefits from excellent road links via the A19 and A1(M), while Thirsk railway station is approximately 1.5 miles away, providing regular services to York, Leeds, Newcastle and London. The beautiful North York Moors National Park and the Yorkshire Dales are also within easy driving distance, making this an ideal location for those who enjoy outdoor pursuits and the North Yorkshire countryside.

Directions:

Follow Westgate/Topcliffe Road (B1448) south-west.
Turn left into Kings Meadow.
Continue until the property is on your right.

Porch:**0.81 x 1.27**

Front door, carpet.

Living Room:**3.59 x 4.80**

Double glazed window, carpet, electric fire, radiator.

Kitchen:**3.59 x 3.51**

Lino, 2x double glazed windows, boiler, back door, worktops, cupboards, sink, oven, hob, extractor fan, free standing appliances, tiled splashbacks, understairs storage cupboard.

Stairs & Landing:**1.65 x 0.83**

Carpet, banister, loft hatch.

Bedroom 1:**3.59 x 3.11**

Carpet, radiator, double glazed window.

Bedroom 2:**3.59 x 2.69**

Carpet, radiator, double glazed window.

Bathroom:**2.63 x 2.19**

Radiator, tiled flooring, W/C, basin, bath with shower, part tiled walls, storage cupboard.

Front:

Lawn & path to front door.

Back:

Patio courtyard with gate to 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 gas, electricity, water, and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: YES

PARKING ARRANGEMENTS: Residents 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: 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 or . (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.