



3 Bedrooms

James Winn are delighted to bring to market with no onward chain, this beautifully presented three-bedroom terraced property. Located on Front Street in Thirsk, within walking distance of local amenities, the property benefits from flexible reception spaces, a feature log burner, and three well-proportioned bedrooms set over three floors, including a master bedroom with en-suite shower room. An ideal fit for buyers seeking town-centre convenience combined with modern living.

The ground floor comprises of an open-plan dining room and reception room, with access to kitchen and rear exterior garden.

The first floor of the property comprises from the second and third bedrooms, and family bathroom. Whilst the second floor of the property holds the master bedroom with access to en-suite shower room.

Front Street
Sowerby, Thirsk, YO7

Asking Price:

£320,000

EPC Rating: TBC
Council Tax band: D



Location:

The property is conveniently situated on Front Street, within easy walking distance of Thirsk's historic market place. Thirsk offers an excellent selection of local amenities, including independent boutiques, cafes, pubs, supermarkets and reputable schooling. With ideal links to major road networks including the A19 and A1(M), it poses as an ideal commuter location. Thirsk railway station also provides direct East Coast Mainline services to York, Leeds and London Kings Cross.

Entrance Hall:

4.7 x 0.8

The property is entered through a solid oak door, into the entrance hall. Featuring tiled flooring and radiator, with carpeted stairs to the first floor, and access through to the ground floor dining room.

Living Room:

3.6 x 3.5

Accessed through the dining room, the living room features wood flooring, a feature log burner with oak mantle, and a wooden-framed bay window.

Dining Room:

3.5 x 3.4

The dining room boasts wood flooring, radiator, double-glazed window, and an empty fireplace alcove. A door grants access to a spacious under-stairs cupboard. An archway leads through to the living room, and on opposing wall, a door grants access to the kitchen.



For additional information and full photo gallery please visit www.jameswinn.co.uk



Kitchen:

4.0 x 1.6

Wood flooring, tiled walls, spotlights throughout, and a door to the rear exterior of the property. Fitted with two double-glazed windows, a stainless-steel sink, induction hob, electric oven, extractor fan, integrated fridge and freezer, and radiator.

First Floor

Landing:

3.5 x 1.8

Carpeted stairs lead access to the first-floor landing. Featuring carpeted flooring, spotlights throughout and access to bedrooms two, three, and the family bathroom. Boasting a double-glazed window for natural light.

Bedroom Two:

3.56 x 2.64

Bedroom two boasts carpeted flooring, a radiator and decorative fireplace, with double glazed window.

Bedroom Three:

3.6 x 2.7

Carpeted flooring, a radiator, decorative fireplace and a double-glazed window.

Bathroom:

3.2 x 1.8

The family bathroom features tiled flooring and half-tiled feature walls. Fitted with a bathtub, basin, WC, heated towel warmer and a double-glazed window.

Loft Conversion

Master Bedroom:

4.9 x 4.2

The master bedroom is located on the second floor of the property, in the converted loft space. Carpeted stairs lead access to the second floor with wood banister. The master benefits from carpeted flooring, spotlights throughout, a velux window, built in shelving, radiator and en-suite access.

En-suite Shower Room:

2.2 x 1.2

Accessed through the master bedroom, the en-suite benefits from tiled flooring, half-tiled walls and spotlights. Fitted with a WC, basin, heated towel warmer and a bar shower with a folding glass screen.

Exterior

Rear Garden:

The rear of the property benefits from a courtyard garden with tiled patio flooring. At the rear of the garden, a brick storage shed with tiled roofing measured 2.1 x 1.3



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: No

WATER METER: No

PARKING ARRANGEMENTS: On-street

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.

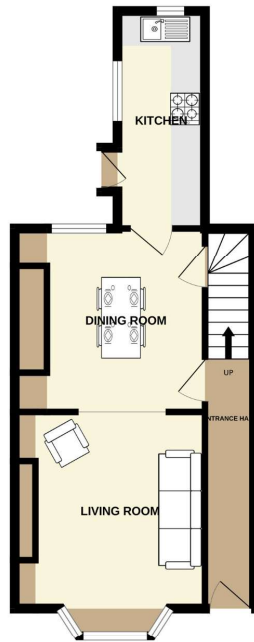
Mortgage & Financial Services:

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.

Tenure - To be advised

Viewing - By appointment through James Winn

GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



2ND FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract