James Winn
Estate Agents

2 Bedrooms

CHAIN FREE

James Winn Estate Agents are delighted to offer for sale this two-bedroom period cottage, situated on Mowbray Terrace in the highly sought-after village of Thornton-le-Moor, near Northallerton.

A Superb Renovation Opportunity in a Desirable Village Location

Situated in the picturesque village of Thornton-le-Moor, this traditional period terraced cottage presents an excellent opportunity for investors, developers or buyers looking to create a bespoke home.

Requiring full renovation throughout, the property offers exceptional potential to restore and modernise while retaining its original character and charm. The accommodation comprises a lounge, kitchen, utility/pantry, two bedrooms and a bathroom. Externally, the property benefits from both front and rear gardens, together with a single garage, making it an ideal first-time purchase, investment or downsizing opportunity once refurbished.

This is a genuine blank canvas requiring comprehensive refurbishment, including the kitchen, bathroom, heating, electrics and internal finishes. Once completed, the property has the potential to become an attractive village home with broad appeal to both owner-occupiers and investors.

Early viewing is highly recommended to fully appreciate the property's excellent location and outstanding potential.

Council Tax Band: C
EPC Rating: E

Mowbray Terrace

Thornton-Le-Moor, Northallerton,

Offers Over:

£175,000

EPC Rating: E

| victoria.quarton@jameswinn.co.uk | **www.jameswinn.co.uk**
231 High Street, Northallerton, North Yorkshire, DL7 8LU

Location:
Thornton-le-Moor is a charming rural village situated between Northallerton and Thirsk, offering a peaceful countryside setting while remaining well connected. The property benefits from convenient access to the A19 and A168, making commuting to Northallerton, Thirsk, York and Teesside straightforward.

Directons:
From our Northallerton office, proceed south on the A167 before joining the A168 towards Thirsk. Continue for approximately 3 miles and take the turning signposted for Thornton-le-Moor. Follow the road into the village, where Mowbray Terrace can be found on your left-hand side. The property is clearly identified by our For Sale board.

From Thirsk Market Place, head north on the A61 before joining the A168 towards Northallerton. After approximately 3 miles, take the turning signposted for Thornton-le-Moor. Continue into the village, where Mowbray Terrace is located on the right-hand side. The property is identified by our James Winn Estate Agents For Sale board.

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

Entrance Hall:
Entrance door leading to stairs.

Living Room:
A Georgian-bar double-glazed window overlooks the front elevation, while a feature chimney breast creates an attractive focal point.

Kitchen:
4.02 x 3.65
A Georgian-bar double-glazed window and dorr to rear garden.

Utility/Pantry:
1.23 x 3.96

Landing

Bedroom 1:
4.02 x 3.65
A Georgian-bar double-glazed window overlooks the front elevation, a feature chimney breast and room for fitted wardrobes, bulk-head storage cupboard.

Bedroom 2:
2.65 x 2.46
A Georgian-bar double-glazed window.

Bathroom:
1.83 x 1.53
A Georgian-bar double-glazed window, space for panelled bath, w/c and hand basin.

External

Garage:
Single garage to rear, requires new roof and door.

Gardens:
Gardens to front and rear.

MORTGAGE & FINANCIAL ADVICE:
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.

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.

MATERIAL INFORMATION:
The following information should be read and considered by any potential buyers prior to making a transactional decision:

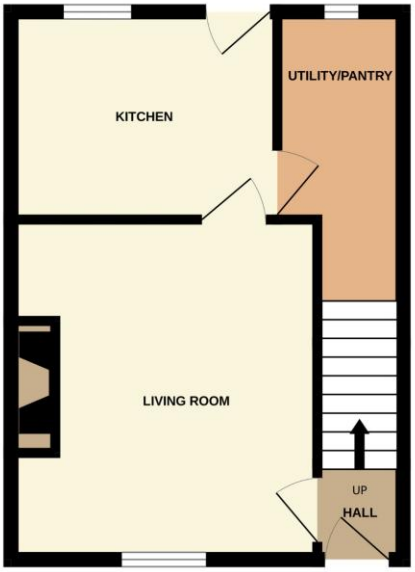
SERVICES: We are advised by the seller that the property has mains, electricity, water and drainage.
MAINTENANCE / SERVICE CHARGE: N/A
WATER METER: NO
PARKING ARRANGEMENTS: Off road parking & Garage
BROADBAND SPEED:
The maximum speed for broadband in this area is shown by inputting the postcode at the 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.

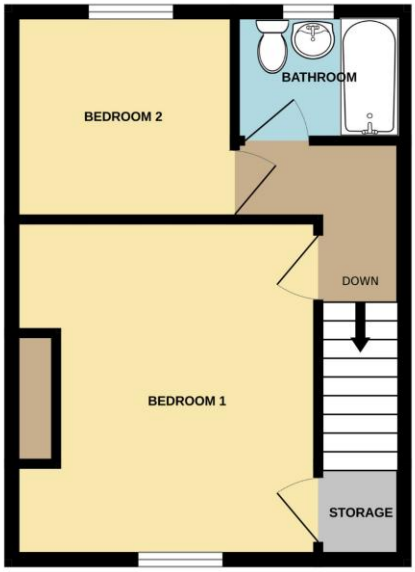
Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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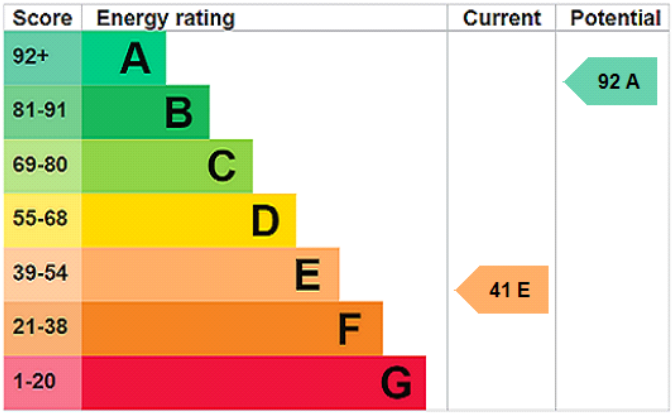

For additional information and full photo gallery please visit

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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

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