James Winn
Estate Agents



3 Bedrooms

James Winn are delighted to offer for sale this traditional three-bedroom semi-detached property, set on a generous plot in the popular village of Sowerby, near Thirsk. An ideal opportunity for investors, developers, or buyers looking to add value, the home features well-proportioned accommodation throughout, including an open-plan living/dining room, fitted kitchen, brick-built utility and garage space, and large front and rear gardens. Early viewing is highly recommended to fully appreciate the space and potential on offer.

Saxty Way

Sowerby,
Thirsk,
YO7

Guide Price:

£165,000

EPC Rating: D
Council Tax: C

| info@jameswinn.co.uk | **www.jameswinn.co.uk**
2 Bakers Alley, 29 Market Place, Thirsk, YO7 1HD



Auction:
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Location:
Situated in Sowerby, Saxty Way is a popular and convenient residential area on the southern edge of Thirsk. The property enjoys a pleasant neighbourhood setting while remaining well-placed for local amenities, schools, and everyday conveniences in the historic market town. Thirsk itself offers a traditional cobbled market square, a range of independent shops, supermarkets, and local dining options, alongside excellent community facilities. For commuters and travellers, the area benefits from good regional transport links, including easy access to the A1(M) and A169, as well as Thirsk railway station on the East Coast Main Line, providing direct services to York, Leeds, London, and Edinburgh.

Description:
This three-bedroom semi-detached property offers a practical and well-proportioned layout throughout. The ground floor comprises





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an entrance hall with laminate flooring and stairs to the first floor, leading through to a fitted kitchen with integrated worktops and access to the adjoining utility room and garage space. The open-plan living and dining room features a gas fire, laminate flooring, and double-glazed doors opening directly onto the rear garden. Upstairs, the first-floor landing provides access to three carpeted bedrooms—including a master with a built-in double wardrobe—alongside a family bathroom fitted with a three-piece suite including an electric shower over the bath. Additional benefits include double glazing and a brick-built utility and garage space with concrete flooring and internal/external access.

Entrance Hall:
3.8 x 1.9
Fitted with laminate flooring, carpeted stairs leading to the first floor, and a radiator. Provides direct access to both the kitchen and the living/dining area.

Kitchen:
3.12 x 2.56
Featuring integrated worktops, laminate flooring, a double-glazed window, and a stainless steel sink. Includes space for a washing machine and fridge/freezer, with access leading through to the utility room and garage.

Living / Dining Room:
3.0 x 7.30
Bright open-plan living space complete with laminate flooring, a double-glazed window, gas fire, and radiator. The dining area features a door back into the kitchen and double-glazed doors opening out to the rear garden.

Utility & Garage:
2.1 x 1.7 4.7 x 2.6
Brick-built utility and garage space with concrete flooring. Offers access to both the front and rear gardens.

First Floor Landing:
3.0 x 1.9
Carpeted landing with large double-glazed window. Provides access to all three bedrooms, the family bathroom, and an airing cupboard.

Family Bathroom:
1.9 x 1.9
Fitted with vinyl flooring and a three-piece suite comprising a bath with an electric shower over, wash hand basin, and WC.

Bedroom One:
4.19 x 3.20
Master bedroom with carpeted flooring, a built-in double wardrobe, a double-glazed window, and a radiator.

Bedroom Two:
3.3 x 3.2
Second bedroom featuring carpeted flooring, a double-glazed window, and a radiator.

Bedroom Three:
2.4 x 1.9
Third bedroom featuring carpeted flooring, a double-glazed window, and a radiator.

Externally:
The property benefits from a large front garden and off-street parking, as well as a substantial, enclosed rear garden. Accessed directly from the dining room.

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 electricity, water, gas and drainage.
MAINTENANCE / SERVICE CHARGE: No
WATER METER: TBC
PARKING ARRANGEMENTS: Single garage and driveway 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: 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.

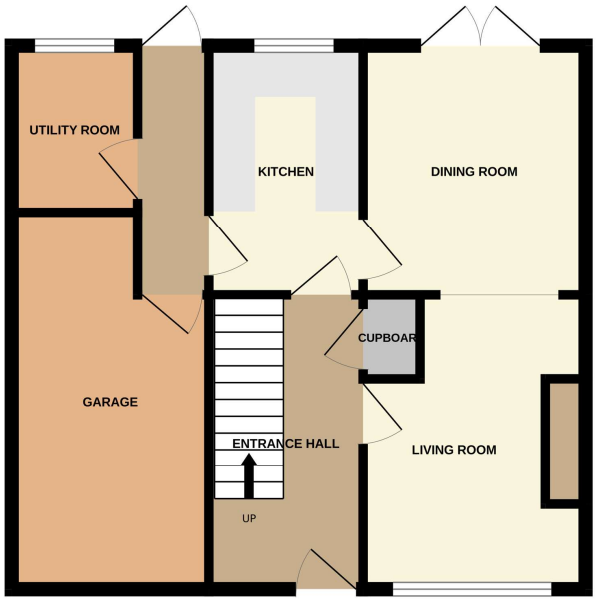
Clauses:
1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be 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.

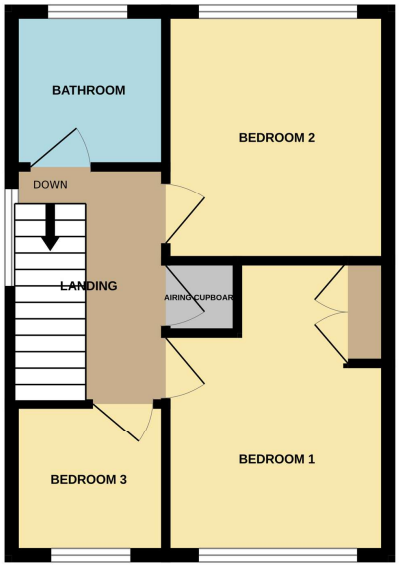
Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.

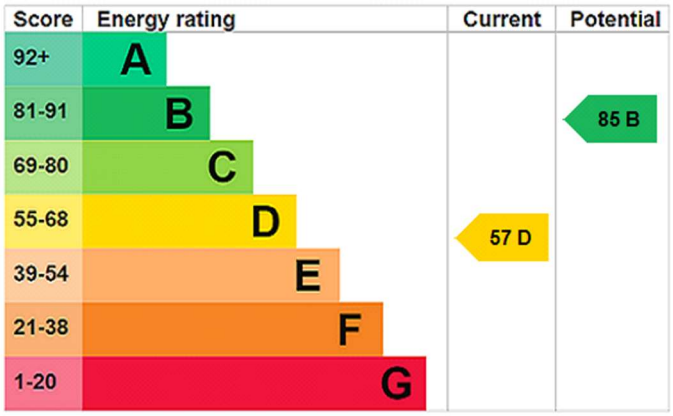


1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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