



Sowerby, Thirsk Guide Price £395,000

An exciting rural renovation opportunity set in 0.66 of an acre situated 2 miles south of Thirsk and 19 miles north of York. The property, believed to date back to the late 1800's, offers around 1,585 sq ft of living space which is currently configured to provide a 1 bedroom ground floor annex.

*** NO ONWARD CHAIN ***

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Inside

A central entrance hall with staircase leads off into 2 formal reception rooms with feature fireplaces and a 28'0" (8.53m) long kitchen in need of replacement. The extended ground floor living space also includes a cloakroom/wc and 400 sq ft of additional living space that has been configured to create an annex comprising of a sitting room with open fireplace, bedroom and a shower room.

The first floor landing leads off into 2 double bedrooms with rural views and a larger than average bathroom with fitted storage, pink suite and a further opportunity for a buyer to update, replace and restyle to taste.

The property also features double glazing although it should be noted that there is currently no central heating system.

Outside & Agent's Note

In total the property sits to the fore of a plot extending to around 0.66 of an acre with a formal lawned front garden and a gated access at the rear onto a generous area for parking and access into a number of outbuildings which are currently in a poor state of repair. Please note that this property is being "sold as seen" and includes the disused caravans and sheds.

Please also note that a triangular section of the front garden (highlighted and hatched in red on the ProMap) is excluded from sale but available to buy by separate negotiation from the adjoining land owner, further details upon request.

Tenure

Freehold

Services/Utilities

Mains electricity and water are understood to be connected to the property with sewerage by way of a septic tank which is in need of repair or replacement.

Broadband Coverage

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

G - 19

Council Tax

D - North Yorkshire Council

Current Planning Permissions

No current valid planning permissions

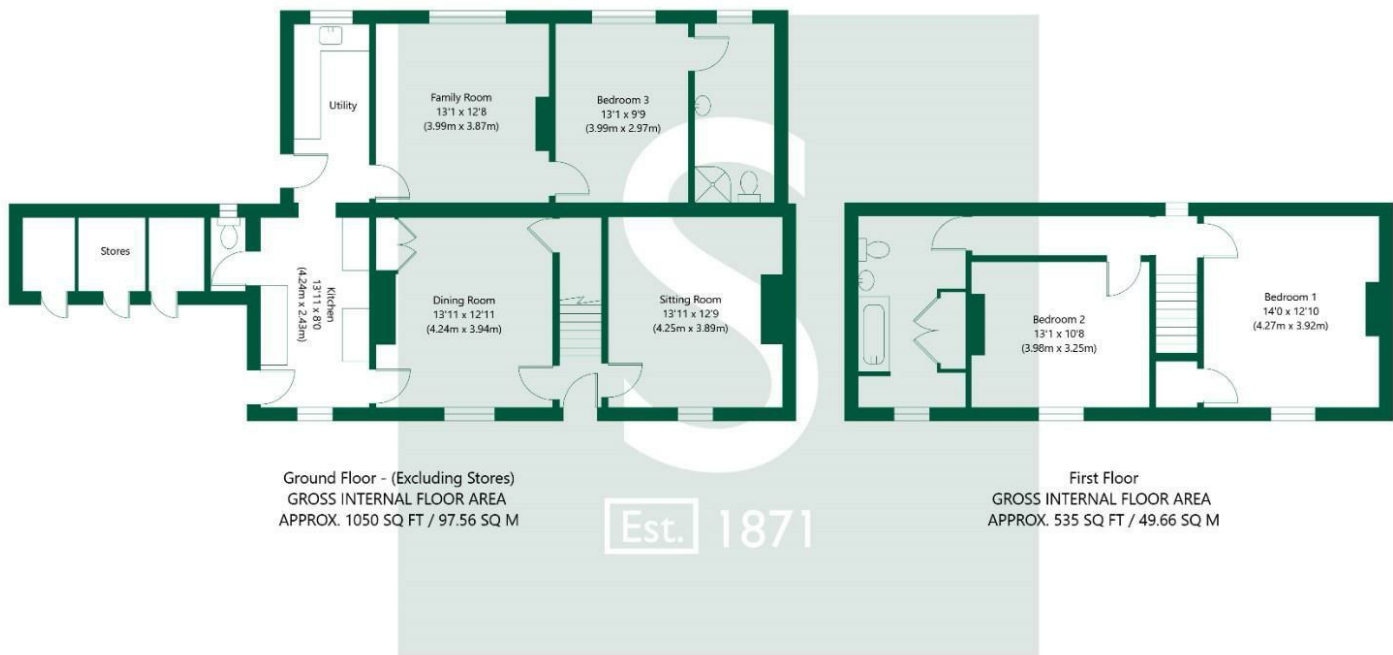
Imagery Disclaimer

Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

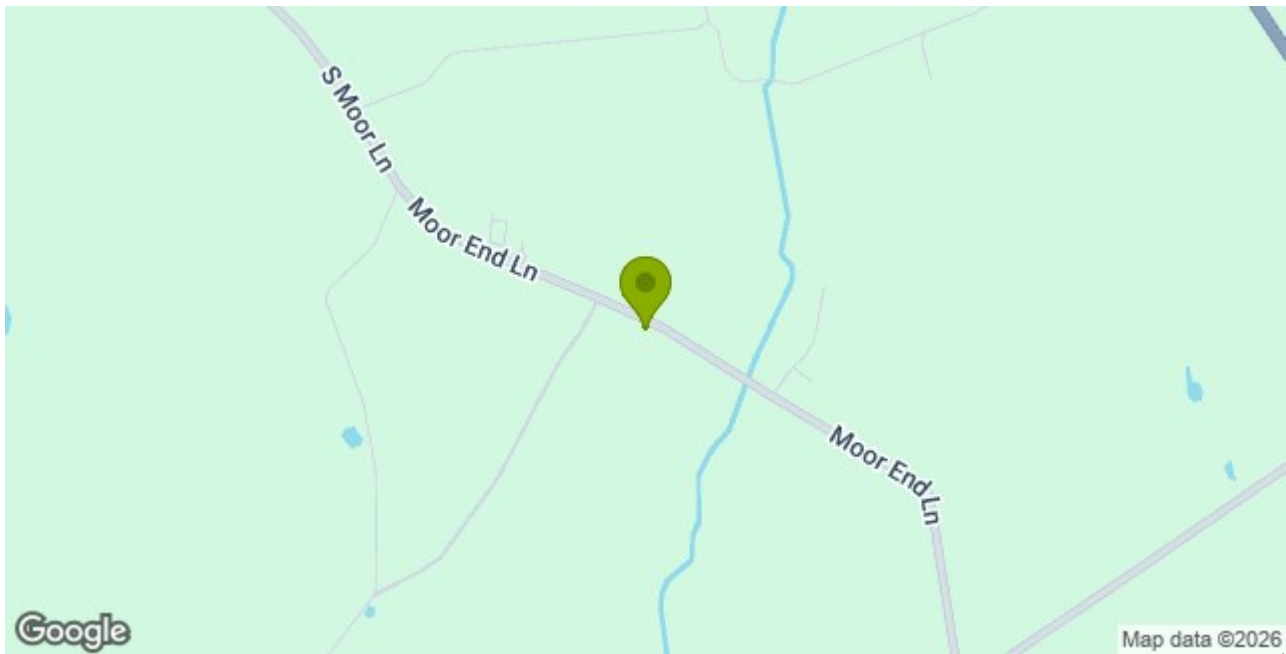
Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1585 SQ FT / 147.22 SQ M - (Excluding Stores)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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