



27 The Maltings, Sowerby, Thirsk YO7 1QJ  
£99,000



**JOPLINGS**  
Property Consultants





## 27 THE MALTINGS

### SOWERBY, THIRSK, YO7 1QJ

A well presented, one bedroom ground floor flat situated within walking distance of Thirsk Town Centre, which has been recently improved with new decor. The property would be ideally suited to a couple or single person and comprises of: lounge, modern kitchen, bedroom, bathroom and allocated parking.

It's hard to think of a better located market town than Thirsk, nestling in the Vale of York, with the hills of the Dales and North York Moors looming in the distance. The town is smart and confident with a lovely mix of Georgian and medieval buildings, clustering around a thriving market square.. Locals are proud of their town. Tourism is important (vet Alf Wight, aka James Herriot, had his practice here, luring visitors from across the globe), but it never seems to overwhelm the town.

Transport links are fantastic. The nearby A19 and A1 will speed you to Leeds or Newcastle in about one hour, whilst York and Harrogate are 40 minutes to the south. Grand Central offers direct rail services to London (2.5 hours) whilst Trans-pennine connects Thirsk with all the major northern cities. Note - the train station is 1.5 miles out of town, past the racecourse, so plan on a taxi ride or a half-hour walk. The surrounding area is terrific cycling territory, with lovely back lanes and a choice of flat or hilly terrain. Not far away steep-sided Boltby Wood offers off-road fans an exhilarating experience.

#### Directions

From the Thirsk Office, exit the market place via Westgate. At the mini roundabout take the first exit onto Topcliffe Road. Immediately after the zebra crossing take the first right. Follow the road and the property can be found on the left hand side. See Agents board.

#### Lounge

19'09" x 9'10" (6.02 x 3.00)

Wooden entrance door. Two double glazed windows to front with vertical blinds and curtains. Wall mounted electric heater. TV and BT points. Fuse board. Neutrally decorated.

#### Kitchen

10'03" x 5'03" (3.12 x 1.60)

Double glazed window to rear with vertical blind. Range of fitted cream wall and base units. Built in electric oven and hob with extractor. Plumbing for washing machine. 1 ½ bowl stainless steel sink and drainer. Black worksurfaces with tiled splashback.



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#### Bedroom

10'09" x 8'09" (3.28 x 2.67)

Double glazed window to rear with vertical blind and curtains. Wall mounted electric heater. Built in airing cupboard housing gas hot water boiler. BT point and carbon monoxide detector.

#### Bathroom

6'11" x 5'06" (2.11 x 1.68)

Double glazed window to rear with vertical blind. Three piece white suite comprising of bath with over bath shower. Low level flush WC and hand wash basin. Wall mounted towel rail. Part tiled. Extractor fan.

#### Outside

The property has communal gardens and allocated parking.

#### Lease Details

999 years remaining on the lease. Annual maintenance charge of £480 and the ground rent is £10 per annum.

#### Opening Hours

Thirsk:  
Mon - Fri - 9am - 5.30pm  
Saturday - 9am - 1pm  
Sunday - Closed

## DIRECTIONS





FLOOR PLANS

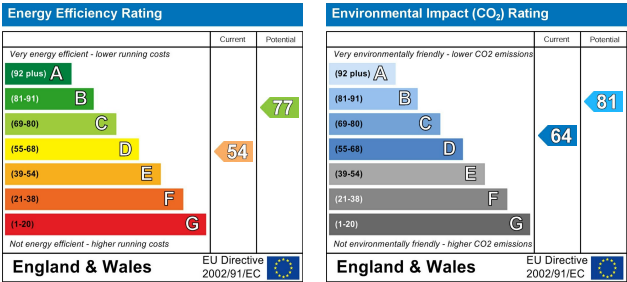
LOCATION MAP



VIEWING

Please contact our Thirsk Office on 01845 522680 if you wish to arrange a viewing appointment for this property or require further information.

ENERGY PERFORMANCE GRAPH



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