



40A-40B TOPCLIFFE ROAD SOWERBY
Thirsk YO7 1RB



GSC GRAYS

PROPERTY • ESTATES • LAND

40A-40B TOPCLIFFE ROAD SOWERBY

Thirsk, YO7 1RB

Currently divided into two apartments, this attractive Victorian End Town House is in need of total refurbishment and is priced accordingly. The property has enormous potential with over 2,200 sqft spaced over 4 floors, ready to be transformed in to a lovely family home or two renovated apartments. Perfect for a family, investor or developer.

ACCOMMODATION

Traditional Victorian terrace property
Currently split into two apartments
In need of total refurbishment
Perfect for investors or developers



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Situation and Amenities

Topcliffe Road is located in the sought after area of Sowerby, popular with families as it is close to both Primary and Secondary schools. The property is easily accessible being only a short walking distance from the centre of Thirsk, a thriving market town with an expanding array of amenities. Thirsk has excellent transport links as the town has its own train station with regular trains to London Kings Cross, Newcastle and Edinburgh making it ideal for commuters. The A1 motorway network is also only a short drive away.

40a-40b Topcliffe Road

This property, with over 2200 sqft of floorspace, offers so much potential for developers or investors. Currently divided into two apartments, this property is in need of total refurbishment.

To the ground floor is a two bedroom flat with side access, living room, kitchen and bathroom. The first floor flat is accessed through the properties main entrance door and the property's original staircase. This leads to the landing which leads to two bedrooms, living room, kitchen and bathroom. There is a further staircase giving access to the second floor attic room.





Outside

To the front of the property is a forecourt which extends round to the side with a number of outbuildings. There are mature shrubs and borders but this area is quite overgrown and would need clearing.

Local Authority and Council Tax Band

North Yorkshire Band B

Services and Tenure

All mains services provided. Freehold tenure.

Particulars and Photographs

Particulars written and photographs taken in June 2024

Viewings

By arrangement with GSC Grays 01423 590500



What3Words

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Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.





TOTAL APPROX. FLOOR AREA EXCLUDING EXTERNAL STORES 2217 SQ.FT. (206 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	79
England & Wales		EU Directive 2002/91/EC

