



100 Saxty Way, Thirsk YO7 1SE
Offers Over £325,000



JOPLINGS
Property Consultants



100 SAXTY WAY

THIRSK, YO7 1SE

A sought after three bedroom semi detached bungalow, situated in the popular area of Sowerby. The property has been updated to a high standard internally incorporating a new kitchen and bathroom. Based on a generous corner plot, the bungalow has a mature well-manicured wrap around garden and extended garage with EV charging point.

On entrance to the property is a welcoming hallway, leading in to both the third bedroom and the open lounge, following through from the lounge is the kitchen, family room leading into the garden, and two further bedrooms and the family bathroom.

The property is in a much sought after location and is perfectly positioned to the nearby primary schools, and Thirsk Secondary School, whilst having great access to local amenities and is just a short walk from Thirsk Town Centre. Saxty way also has excellent transport links leading to the A168 and A1m and nearby bus routes.

Entrance Hall

Front entrance door and UPVC double glazed window. Storage cupboard and radiator.

Lounge

UPVC double glazed window to the front. Fireplace with a cast iron multi fuel stove and tiled hearth. Space for a dining table and chairs. Radiator.

Kitchen

Barn style door leading in to the family room. UPVC double glazed window to the side. A modern, and newly fitted kitchen with a range of base and wall units and coordinating work surfaces with a composite one and half bowl sink. Integrated appliances including a fridge freezer, double electric oven and ceramic hob with an overhead extractor and a dishwasher. Space and plumbing for a washing machine and dryer. Radiator.

Internal Hallway

Doors leading in to the bedroom one, two and the family bathroom.



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Master Bedroom

UPVC double glazed window to the rear. Mirrored, sliding door fitted wardrobes and two radiators.

Bedroom Two

UPVC double glazed window to the rear and radiator.

Bedroom Three

UPVC double glazed window to the front. Radiator and loft access.

Family Room

UPVC double glazed windows to the side and front, and two velux windows to the rear elevation. French patio doors leading out to the decking. Radiator.

Bathroom

UPVC double glazed opaque window to the side. Newly fitted three piece modern bathroom suite comprising of a panelled bath with an overhead dual shower system and glass shower screen, hand wash basin and low level flush WC. Fully tiled in a marble effect, with a chrome heated towel rail and a mirror vanity.

Attic Room

Gas Boiler is housed in the attic cupboard. The loft room is head height spanning the full width of the property, and has been fully boarded and carpeted with a Velux window. Subject to planning permission it has scope to create additional accommodation to the property.



External

To the front led through the entrance gate, is a gravelled garden with a variety of mature shrubs and a low level boundary wall. Leading in to the back, is the private and extensive rear garden wrapping around the property which is mainly laid to lawn, including a decking area perfect for entertaining and a flowered border incorporating mature trees, flowers and Yucca plants. Additionally is a raised planting bed suitable for vegetables or flowers and access to the garage which has a workshop area. Parking is also available at the rear of the property on the driveway which has space for vehicles.

Garage

Electric roller doors to the front and Electric Vehicle Charger on the outside wall. Power and light.

Services

Mains water, electricity and drainage. Gas fired central heating.

Covenants

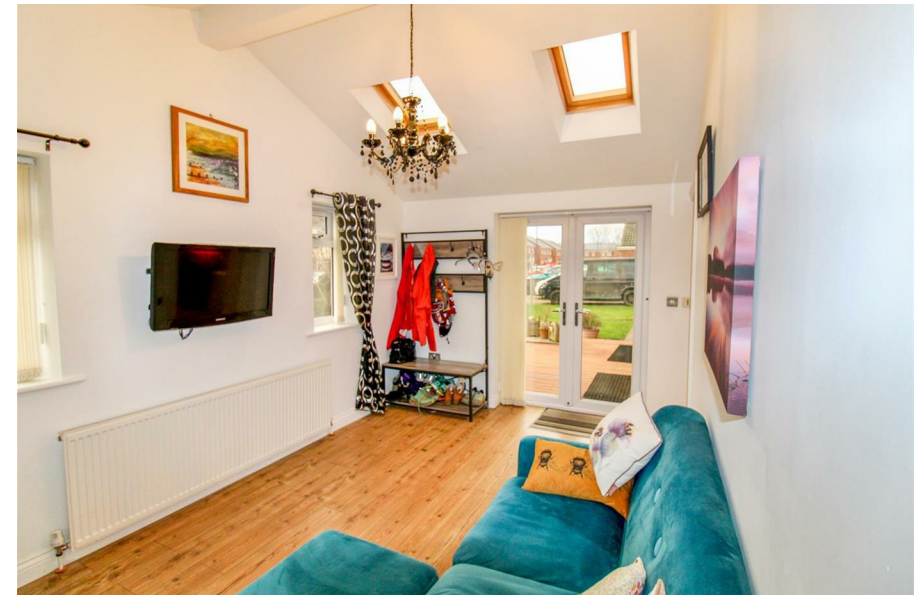
Please enquire with Joplins for any information.

Broadband/Mobile Phone

See Ofcom checker and Openreach website for more details.

Flood Risk

See gov.uk website for more information.





FLOOR PLANS

100 Saxty Way, Sowerby, Thirsk



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

VIEWING

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

LOCATION MAP



ENERGY PERFORMANCE GRAPH

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	69	England & Wales
			EU Directive 2002/91/EC
		83	

Joplings Property Consultants

10 North St, Ripon, HG4 1JY
01765 694800
ripon@joplings.com

19 Market Place, Thirsk YO7 1HD
01845 522680
thirsk@joplings.com

www.JOPLINGS.com

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