



22 Magnolia Way, Thirsk YO7 3FU
£195,000



JOPLINGS
Property Consultants



22 MAGNOLIA WAY

THIRSK, YO7 3FU

Ready to move into condition. This delightful new build property boasts a modern design and is situated in a new build estate, offering a fresh and vibrant community atmosphere.

As you step inside, you are greeted by a kitchen/diner which then leads to a pleasant reception room, full width across the back. The property features two bedrooms, providing ample space for a small family or those in need of a guest room or home office.

With a well appointed bathroom, and a cloakroom/WC, you'll never be bothered whilst in the bath. The off-street parking for one vehicle adds convenience to your daily life, making coming home a stress-free experience.

This mid-terraced house exudes a sense of warmth and comfort. The property's new build status means you can enjoy the benefits of modern construction and design, offering energy efficiency and contemporary aesthetics. Offered with no upward chain.

Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this house on Magnolia Way is sure to tick all the boxes. Book a viewing today.

Hallway

Composite entrance door, radiator, wood effect flooring, stairs to 1st floor, built-in cupboard

Cloakroom/WC

White suite comprising of; low level WC, pedestal wash hand basin, wood effect flooring, radiator, tiled splashbacks

Kitchen/Diner

Window to the front. Range of high gloss base, wall and drawer units with complementing heat resistant wooden work surfaces, incorporating a stainless steel sink unit, 4 ring gas hob with electric oven below and filter hood above, wood effect flooring, integral fridge/freezer, integral washing machine

Lounge

Window and double French doors to rear garden, radiator

15' x 5'6" (4.57m x 1.68m)

13'3" x 8'10" (4.04m x 2.69m)

£195,000



Landing

Bedroom 1

Window to the rear, radiator

13'3" x 9'3" (4.04m x 2.82m)

Bedroom 2

Window to the front, radiator, built-in cupboard over the stairhead

13'3" x 7'10" (4.04m x 2.39m)

Bathroom

White suite comprising; low level WC, pedestal wash hand basin, panelled bath with mains shower over. Tiled to bath area, wood effect flooring, radiator, extractor fan

Externally

Driveway with parking for 1 car, shared visitors parking Front garden which is mostly laid to lawn. South facing rear garden, mostly laid to lawn, high timber fence, cold water tap, paved patio area and path to rear, with gated access.

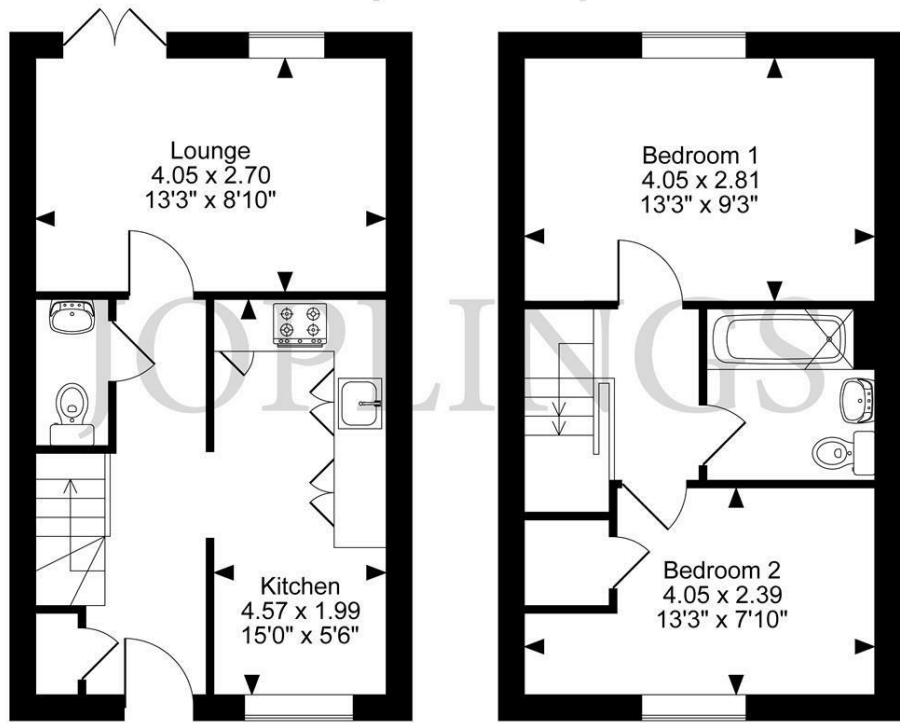






FLOOR PLANS

22 Magnolia Way, Sowerby, Thirsk
Approximate Gross Internal Area
60 Sq M/ 646 Sq Ft



Ground Floor

First 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		England & Wales
			EU Directive 2002/91/EC

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