

# HUNTERS®

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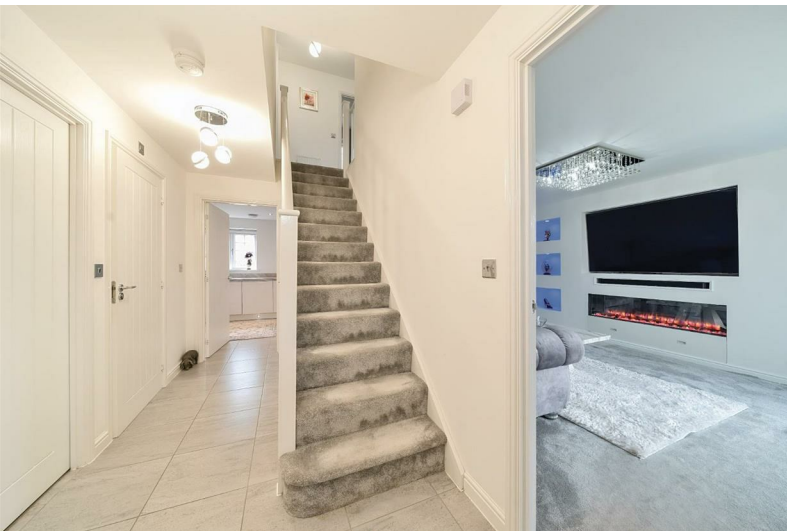
## Rowan Tree Close, Sowerby

Thirsk, YO7 3FH

£424,000



Council Tax:



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## Entrance Hall

Accessed via a six panelled door with two glazed panes and security peephole. Fully tiled floor, pendant light and smoke alarm to ceiling, stairs to the first floor.

## Living Room

17'1" (into bay) x 12'9" (5.21 (into bay) x 3.91)  
With a bay window to the front elevation, recessed shelves with lights and a contemporary media wall fire.

## Kitchen Dining Room

26'6" x 10'7" (max) (8.08m x 3.23m (max))  
Running the width of the property this is a lovely light space with a window to the rear elevation. The kitchen area is fitted with white high gloss handleless wall and floor units which provide a very clean and contemporary finish. The appliances include a built in double oven, gas hob with a stainless steel cooker hood over, integrated fridge/freezer and dishwasher. There is a complementary worktop over with a composite one and a half bowl inset sink and drainer with a swan neck mixer tap over. Plinth lights, down lights to ceiling.  
The dining area has a tiled floor and ceiling pendant, two glazed French doors with full height side lights allow plenty of natural light in and give access to the patio and rear garden.

## Study/Snug

8'7" x 6'9" (2.62 x 2.08)  
A useful extra reception room currently used as a study with a window overlooking the front garden.

## Downstairs WC

Fitted with a good range of useful storage, space

and plumbing for a washing machine, low flush WC and fitted handbasin.

## First Floor

### Landing

Giving access to all first floor rooms, useful full height storage cupboard, smoke alarm.

### Bedroom One

12'7" x 12'4" (3.86 x 3.76)

Fitted with a good range of built in high gloss wardrobes, window to front elevation and access to:

### En-suite

Fully tiled walls and floor fitted with a three piece suite in white comprising walk in shower with glass screen, low pedestal handbasin with mixer tap over, low flush WC and corner mirrored cabinet. Obscure glazed window to the front elevation.

### Bedroom Two

13'10" x 9'1" (4.22 x 2.77)

With a range of fitted wardrobes, window overlooking the front of the property.

### Bedroom Three

12'7" x 8'11" (3.86 x 2.74)

Double bedroom with window to the side aspect.

### Bedroom Four

11'3" x 9'10" (3.45 x 3.02)

The fourth double bedroom, currently used as a dressing room. There is a good range of built in storage including a dressing table with shelving.

## Bathroom

6'9" x 6'2" (2.07 x 1.90)

Fully tiled to walls and floor and fitted with a three piece suite in white comprising panelled bath with glass screen and shower over, wall mounted handbasin with mixer tap over and low flush WC. Corner mirror cupboard.

## Outside

There are gardens to the front and rear, both mainly laid to lawn. The rear garden is fully enclosed and with a patio area and path. The property is accessed via a stone path which leads through the front lawn, The driveway provides off street parking.

## Garage

Brick built single attached garage with up and over door. There is power and light within.



## Road Map



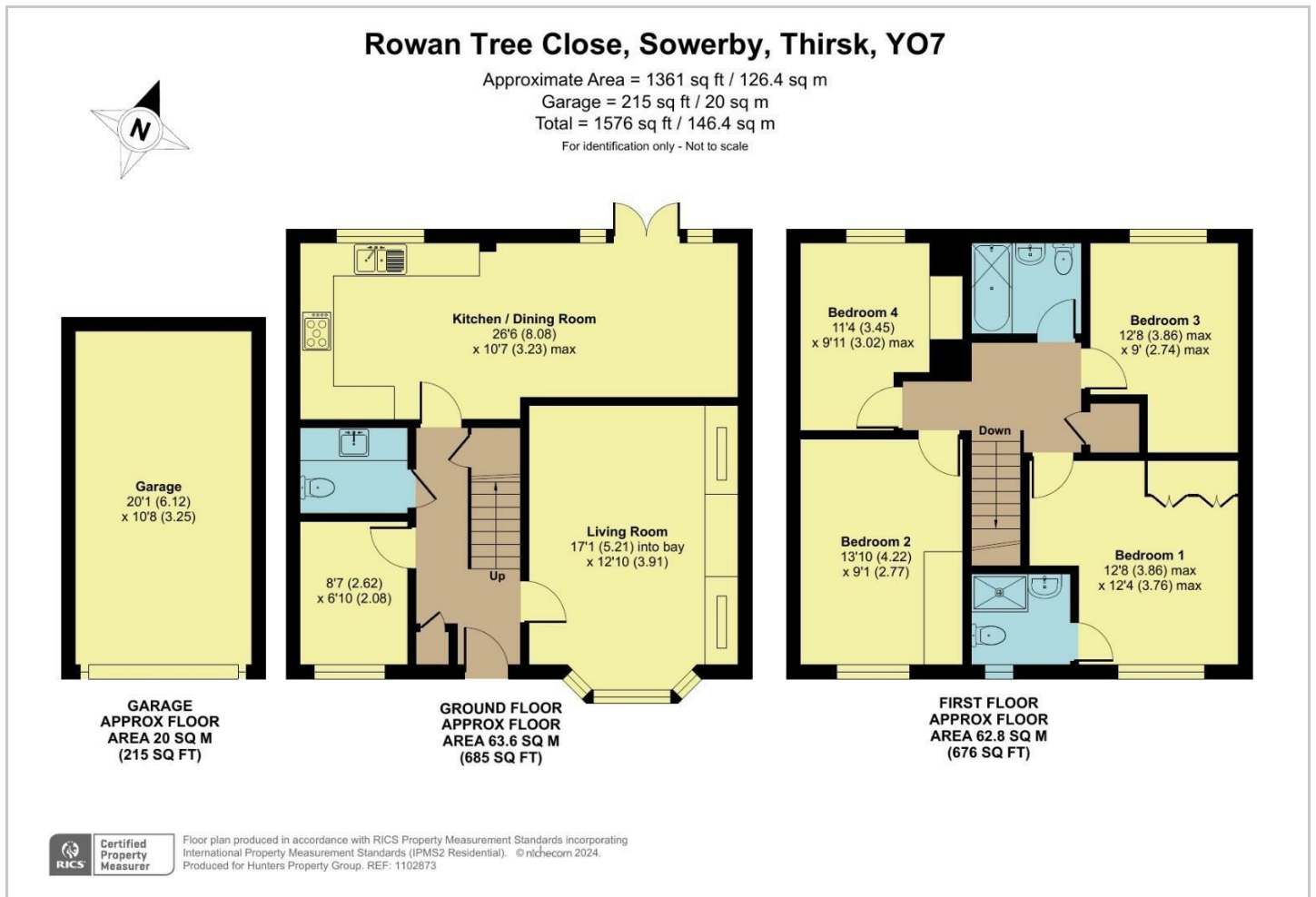
## Hybrid Map



## Terrain Map



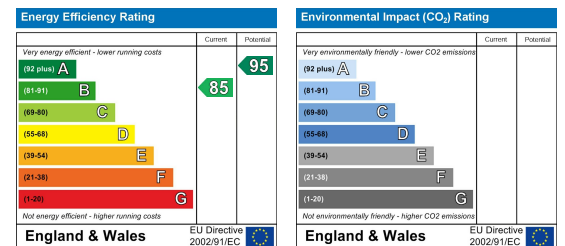
## Floor Plan



## Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.