

HUNTERS[®]

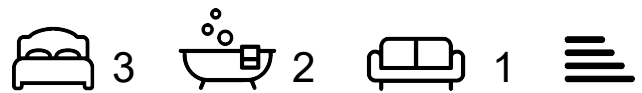
HERE TO GET *you* THERE



Magnolia Way

Sowerby, Thirsk, YO7 3FU

Asking Price £250,000



Council Tax:



31 Magnolia Way

Sowerby, Thirsk, YO7 3FU

Asking Price £250,000



Material Information

Hunters are pleased to bring to market this three bed-roomed property in the sought after area of Sowerby, Thirsk. Close to local shops and amenities. To the first floor lies three generously sized bedrooms and the house bathroom. South facing rear garden. Viewing is essential to appreciate what the property has to offer.

Entrance

Accessed via a part glazed front door, and with doors to kitchen and living room. Wood effect flooring, Stairs to the first floor.

Living Room

16'2 x 13'4 (4.93m x 4.06m)

A good sized light and airy room with window and glazed French door overlooking the rear garden. An understairs cupboard provides useful storage. Central heating radiator and two ceiling lights.

Kitchen/Diner

15'7 x 9'1 (4.75m x 2.77m)

Fitted with a good range of contemporary wall and floor units with complementary worktop over. Appliances include an integrated oven with gas hob and extractor over. Stainless Steel splash back behind. Space for dishwasher and fridge, space and plumbing for a washing machine. Resin sink with drainer unit and swan neck tap. Wood effect flooring. Ceiling spotlights.

First Floor Landing

Access to all bedrooms and the house bathroom.

Bedroom One

14'8 x 9 (4.47m x 2.74m)

Window overlooking the rear garden. Central heating radiator.

En suite Shower Room

Fitted with a three piece suite in white, comprising hand basin on vanity unit, low flush WC, and walk in shower with fully tiled walls and sliding glass doors. Wood effect floor.

Bedroom Two

9'5 x 9' (2.87m x 2.74m)

With a double glazed window to front elevation. Central heating radiator.

Bedroom Three

10'4 x 6'11 (3.15m x 2.11m)

A double glazed window to rear elevation. Central heating radiator.

Bathroom

Fitted with a three piece suite in white comprising handbasin set on a vanity unit, bath with hand held shower, and low flush WC, wash basin. Part tiled walls.

Garden

To the rear is a South facing garden laid mainly to lawn. Storage shed. Double glazed French doors open from the living room area to the outside Patio area. Access to the side of the property. Fenced and enclosed, ideal for purchasers with pets or children.

Driveway

The front drive provides parking for two cars.



Road Map



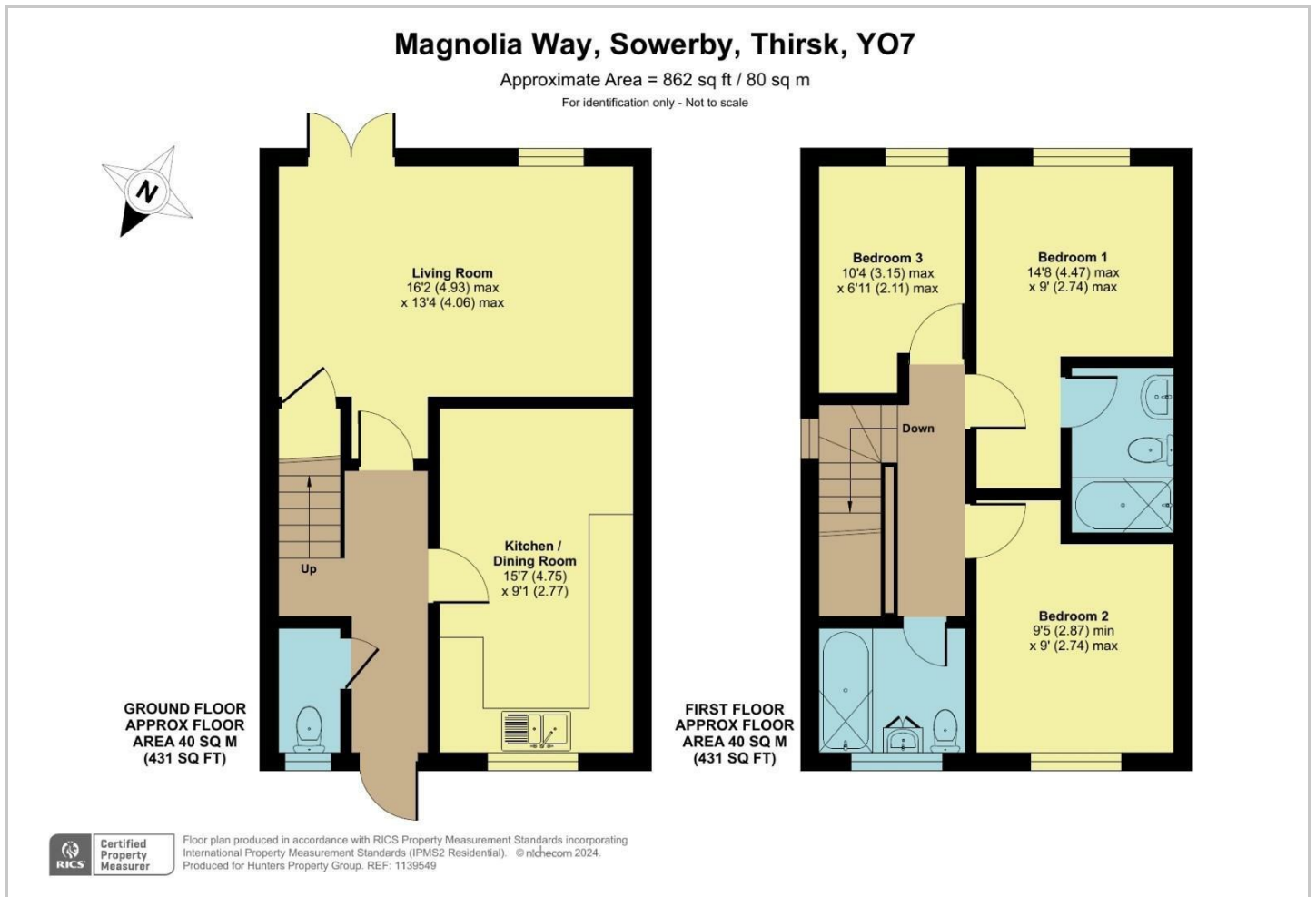
Hybrid Map



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.