

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Evergreen Way

Sowerby, Thirsk, YO7 3FJ

Asking Price £290,000

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Council Tax: C



# 7 Evergreen Way

Sowerby, Thirsk, YO7 3FJ

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Hunters are pleased to bring to market this well presented, three bedroom town house, located on the popular Sowerby Gateway development. With accommodation set over three floors, the property offers good sized, flexible accommodation throughout. Briefly Comprising; entrance hall, good sized dining kitchen, cloakroom, living room with French doors to the garden. To the first floor are two bedrooms and house bathroom. The spacious master bedroom and en-suite occupy the second floor. Externally there is driveway parking for three cars and an enclosed good sized rear garden. Viewing Recommended to appreciate peaceful location and quality of finish.

## Entrance Lobby

Composite door with glazed panel giving access to stairs and dining kitchen.

## Kitchen/Dining Room

17'1" x 10'5" (5.21 x 3.18)

Fitted with a good range of modern white wall and floor units with complementary worktop over. Built under oven with hob over and extractor over. Stainless steel sink and drainer unit with mixer tap. Space and plumbing for washing machine and fridge freezer. Double glazed window overlooking the front garden and open area beyond. Ceramic tiled flooring throughout and central heating radiator.

## Living Room

13'10" x 11'3" (4.22 x 3.45)

A lovely airy room; full height glazed double doors with sidelights give access to the rear garden.

## Downstairs WC

Fitted with a two piece suite in white comprising low flush WC and wash hand basin.

## First Floor Landing

Window to the front elevation and stairs to the second floor.

## Bedroom Two

13'10" x 11'6" (4.22 x 3.51)

With double glazed window to the rear elevation and useful storage cupboard. Central heating radiator.

## Bedroom Three

10'9" x 7'1" (3.28 x 2.16)

With double glazed window to the front elevation and central heating radiator.

## House Bathroom

White suite comprising; wall hung basin on vanity, low flush WC and panelled bath with mixer tap and hand held shower. Fully tiled to floor and walls. Heated chrome towel rail and extractor.

## Second Floor

### Bedroom One

22'0" x 13'10" (6.71 x 4.22)

A spacious and bright primary bedroom with double glazed window to the front elevation and rooflight to the rear elevation. Good range of built-in wardrobes and central heating radiator.

### En Suite

White suite comprising; wall mounted wash hand basin with vanity unit, low flush WC and walk-in shower cubicle. Fully tiled to walls and floor, chrome heated towel rail, Velux window and extractor.

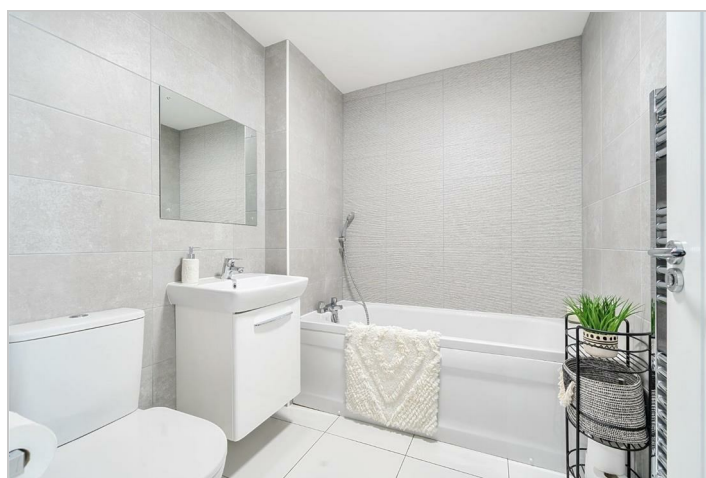
### External

Tarmacadam driveway to the front of the property

providing parking for three cars.

A gated side path provides access to the fully enclosed rear garden.

The rear garden is mainly laid to lawn with a mature flower border, the space is also fully enclosed with wooden fencing. Patio areas situated directly at the rear of the house and also to the end of garden providing spaces for outdoor seating. A useful and attractive summer house provides further living space.



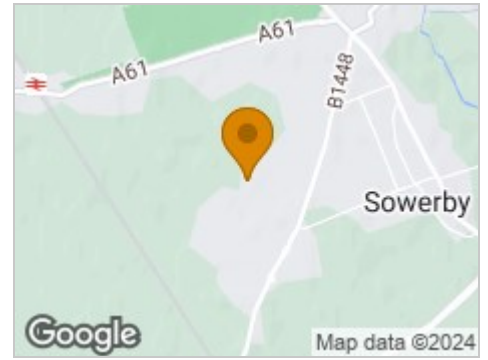
## Road Map



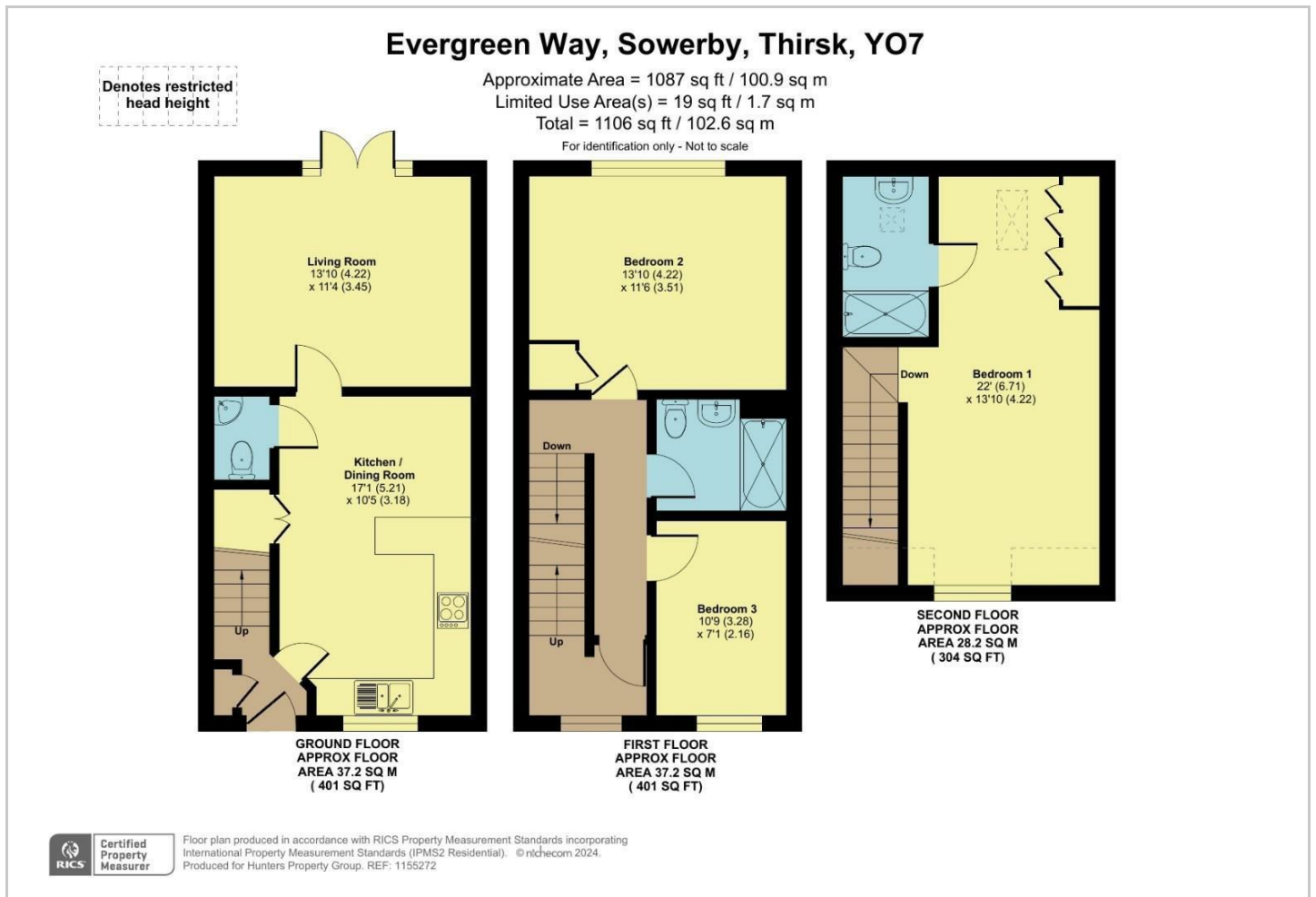
## Hybrid Map



## Terrain Map



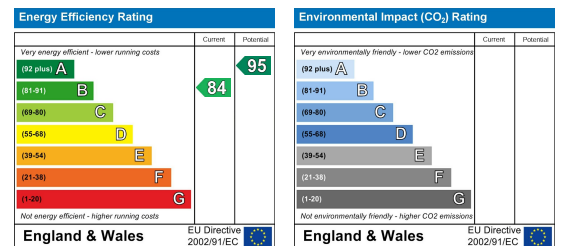
## Floor Plan



## 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.