

HUNTERS®

HERE TO GET *you* THERE



Cherryoak Street

Sowerby, Thirsk, YO7 3SU

Asking Price £295,000



Council Tax: C



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Hunters are pleased to bring to market this three bedroom semi-detached home on the popular Sowerby Gateway Development. Situated in a peaceful end of Cul-de-Sac position with parking for two cars and good sized enclosed rear garden. The property briefly comprises; entrance hall, lounge, kitchen and ground floor cloakroom. To the first floor are three bedrooms (primary with en-suite) and house bathroom. The rear garden has a useful a covered patio, lawn and large wooden shed. Viewing essential to appreciate position of this property.

Entrance Hall

With composite door to front of the property. Central heating radiator. Built-in store cupboard housing consumer unit and broadband router.

Lounge

13'10" x 12'0" (4.24 x 3.68)

With double glazed window to the front aspect, central heating radiator and TV aerial point.

Kitchen

15'3" x 9'3" (4.67 x 2.82)

Fitted with a range of wall and floor mounted units with matching worksurfaces and breakfast bar. Integrated appliances include; dishwasher, fridge freezer, gas hob and double oven with built-in microwave. Stainless steel one and a half bowl sink and drainer unit. Double glazed window to the rear garden, French doors opening to the patio area and useful under-stair storage cupboard.

Cloakroom

6'2" x 3'4" (1.88 x 1.02)

With white suite comprising; wash hand basin and low flush WC.

First Floor

Landing

Bedroom One

9'3" x 10'11" (2.82m x 3.35m)

With front facing double glazed windows, en-suite and central heating radiator.

En-Suite

Fitted with white suite comprising; wash hand basin, low flush WC and shower in cubicle. Double glazed window to the front aspect and heated towel rail.

Bedroom Two

10'7" x 8'7" (3.25m x 2.62m)

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

Bedroom Three

11'6" (max) x 6'5" (3.51m (max) x 1.98m)

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

Bathroom

6'7" x 5'4" (2.01m x 1.65m)

Fitted with white suite comprising; wash hand basin, low flush WC and bath with shower and glass screen over.

Garden & Parking

Situated at the end of a Cul-de-Sac with two allocated spaces to the front of the property.

Garden space to both front and rear. To the rear the garden is of a good size and fully enclosed. A purpose build arbour covers the rear patio creating a

sheltered and private space to enjoy the outdoors. Featuring a large wooden shed suitable for workshop space or storage.



Road Map



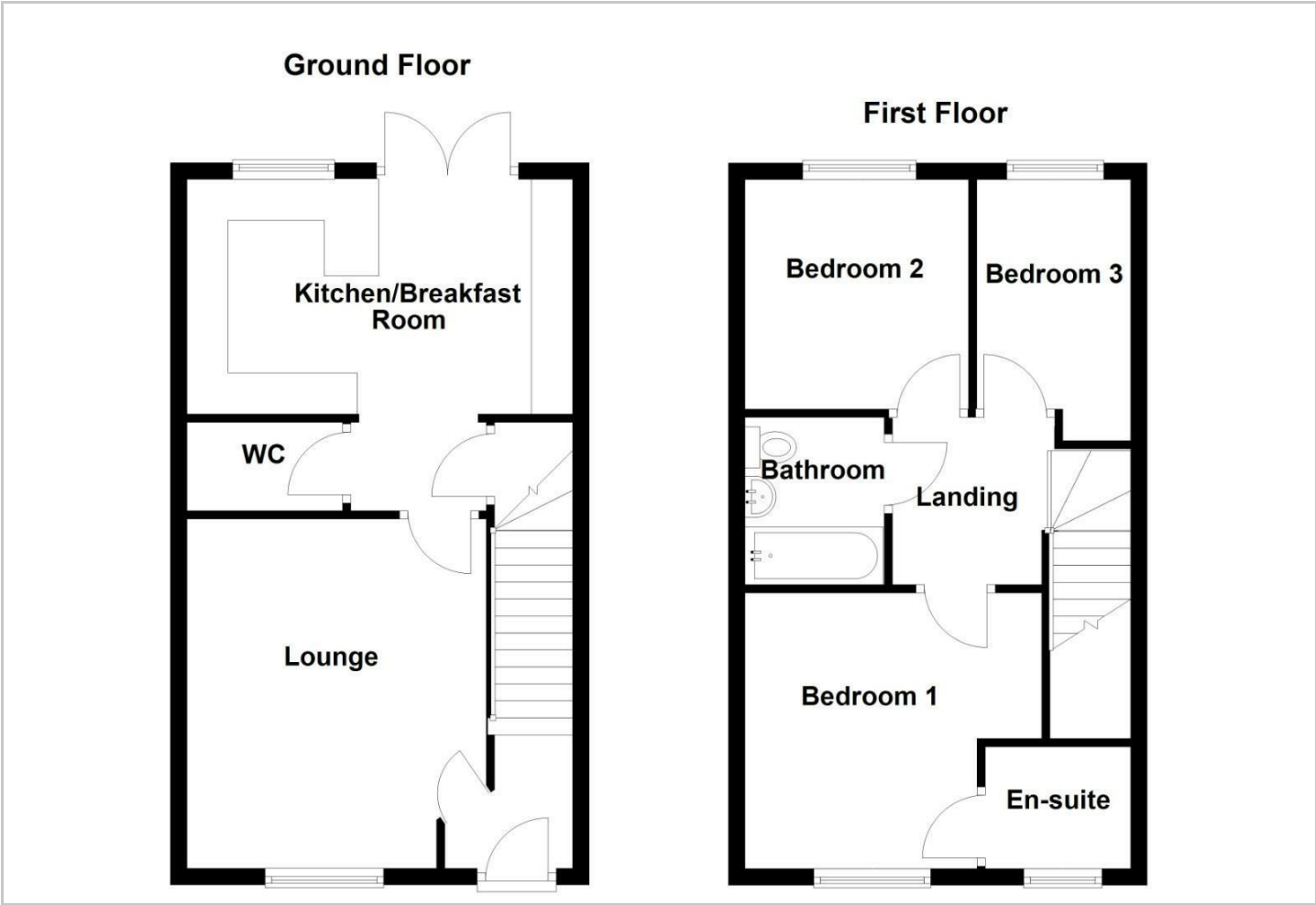
Hybrid Map



Terrain Map



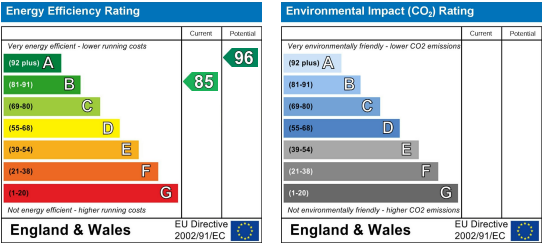
Floor Plan



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.