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8 Magnolia Way, Sowerby Thirsk YO7 3FU

This recently built four bedroom detached home on Magnolia Way, Sowerby is ready to enjoy. Situated on the recently built Sowerby Gateway development the property sits a short walk from Thirsk town centre with great access to local shops and good schools. Almost new, the property comes with the remainder of its New Home Buyers Certificate still to run and has all the modern conveniences you would expect. Internal accommodation consists of an entrance hall, lounge, kitchen dining room, utility room, study and WC to the ground floor. The first floor holds four bedrooms, the larger with ensuite and the larger two with fitted storage, a house bathroom is also present. Externally the property offers ample off street parking, a single garage and a larger than average rear garden to enjoy all year round. Gas central heating and UPVC double glazing is present throughout, as expected. EPC rating B, council tax band E.

£370,000

LOCATION

The property is situated at the Southern end of Sowerby on the new Sowerby Gateway development, in a quiet location. Local schools, shops and leisure facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate.

DIRECTIONS

Proceed along Westgate from the Market Place and take the first exit at the mini roundabout onto Topcliffe Road. Proceed down Topcliffe Road, past the schools and turn right at the roundabout onto Oak Drive. Proceed along the road taking the left hand turn onto Magnolia Way, then continue to where the property is located on the right hand side.

THE ACCOMMODATION CONSISTS OF

HALLWAY

16'0" x 6'5" (4.90 x 1.98)

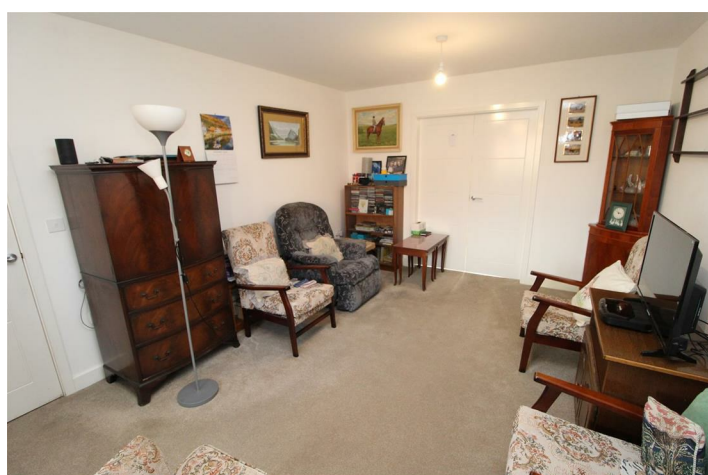
With front facing UPVC double glazed door, stairs to first floor, storage cupboard and radiator.



LOUNGE

15'8" x 11'5" (4.78 x 3.49)

With front facing UPVC double glazed bay window, TV point and radiator.



KITCHEN DINING ROOM

10'11" x 26'4" (3.34 x 8.05)

With rear facing UPVC double glazed window, rear facing UPVC double glazed French doors, range of base, wall & drawer units, worktops over inset with stainless steel sink & drainer, fitted fridge freezer, gas hob, electric oven, plumbed for dishwasher/washing machine and radiator.



UTILITY ROOM

5'10" x 8'0" (1.78 x 2.44)

With side facing UPVC double glazed door, base units, worktops over inset with stainless steel sink & drainer and radiator.

STUDY

7'8" x 7'9" (2.34 x 2.38)

With front facing UPVC double glazed window and radiator.

WC

5'6" x 2'9" (1.69 x 0.86)

With low level WC, pedestal wash hand basin, lino flooring and radiator.

LANDING

With loft access hatch, linen cupboard and radiator.

BEDROOM ONE

14'1" x 11'0" (4.30 x 3.37)

With front facing UPVC double glazed window, fitted wardrobes and radiator.



EN SUITE SHOWER ROOM

4'11" x 7'5" (1.50 x 2.28)

With front facing UPVC double glazed window, low level WC, pedestal wash hand basin, shower cubicle, part tiled walls and heated towel rail.



BEDROOM TWO

12'10" x 9'2" (3.93 x 2.80)

With rear facing UPVC double glazed window and radiator.

BEDROOM THREE

10'10" x 9'4" (3.31 x 2.85)

With rear facing UPVC double glazed window, fitted wardrobes and radiator.



BEDROOM FOUR

12'2" x 11'5" (3.71 x 3.48)

With front facing UPVC double glazed window and radiator.



BATHROOM

7'6" x 7'3" (2.29 x 2.22)

With rear facing UPVC double glazed window, low level WC, pedestal wash hand basin, bath with shower over and radiator.



PARKING AND GARAGE

Tandem driveway leading to single garage.

EXTERNALLY

With borders to front and generous rear lawned garden with patio area.



CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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