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Raymar Gravel Hole Lane, Sowerby Thirsk YO7 1NN

Raymar is a wonderfully modern, CHAIN FREE two bedroom detached bungalow situated in a quiet and desired area of Sowerby. Situated on a corner plot this property is built on a great sized plot offering plenty of space both inside and out with great access links to both Thirsk town centre and easy access to the A19, A1M and arterial roads leading to the larger urbanization of Leeds, Teesside, York and Harrogate. Inside the property offers a beautifully modern and spacious bathroom, two reception rooms, a modern kitchen, two good sized bedrooms and a large conservatory. Externally the property offers a rear and private garden aswell as a spacious front lawn, large driveway and garage. EPC rating D, Council tax band D.

£350,000

DIRECTION

Leaving Thirsk Market Place via Westgate proceed to the mini roundabout and take the first exit onto Topcliffe Road. Follow the road and take the left hand turn onto Gravel Hole Lane, continue down this road and the property is situated on the right hand side on a corner lot by a public footpath.

LOCATION

Raymar is situated within the sought after Sowerby part of Thirsk within walking distance of the town centre and close to the school in non-estate position. 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.

LOUNGE

12'0" x 13'6" (3.66 x 4.12)

With front & side facing UPVC double glazed windows, fitted fireplace and a radiator.



SITTING/DINING ROOM

14'3" x 10'10" (4.36 x 3.32)

With side facing UPVC double glazed window, open planned access to kitchen, fireplace and a radiator.



KITCHEN

10'6" x 10'10" (3.21 x 3.32)

With rear facing UPVC double glazed windows, a range of floor, draw & wall units, electric hob, electric oven, stainless steel sink + drainer, tiled splash back and a radiator.



BEDROOM ONE

9'10" x 14'11" (3.00 x 4.56)

With front facing UPVC window, built in storage cupboard and a radiator.



BEDROOM TWO

12'5" x 11'8" (3.79 x 3.57)

With rear facing UPVC double glazed window, built in storage cupboard and a radiator.



BATHROOM

7'10" x 13'6" (2.41 x 4.12)

With rear facing UPVC double glazed window, tiled bath, walk in shower, stone tiled flooring, vanity sink and fitted units, concealed cistern WC and two heated towel rails.



CONSERVATORY

10'6" x 21'2" (3.21 x 6.47)

With UPVC double glazed windows, tiled flooring and access door to front garden.



GARAGE

24'10" x 9'9" (7.58 x 2.99)

With access doors front & rear, lighting and power.

FRONT GARDEN



REAR GARDEN



EXTERNALLY



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

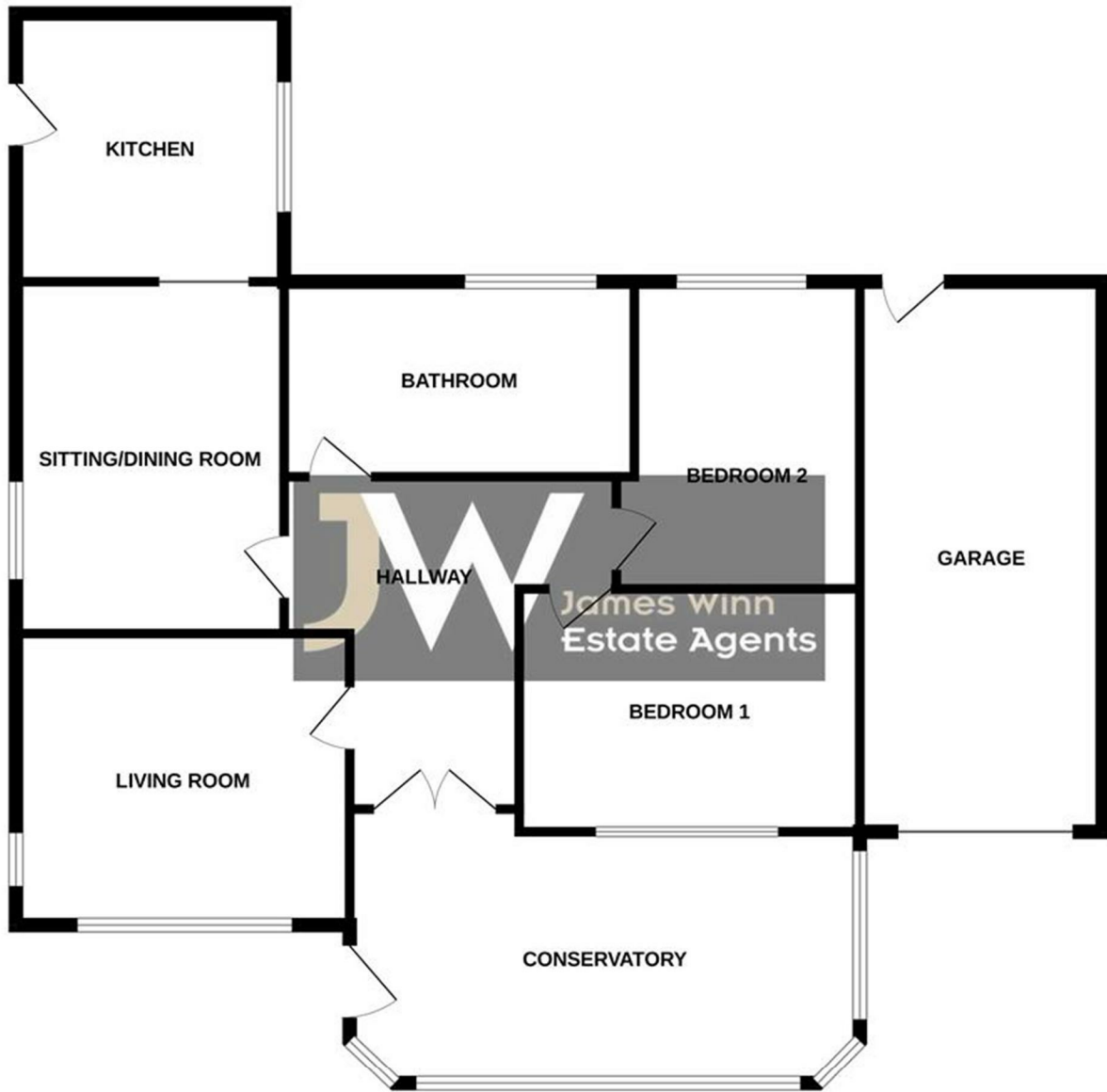
Viewing is Strictly By Appointment Only.

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If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

GROUND FLOOR



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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