



36 Cocked Hat Park, Sowerby Thirsk YO7 3HB

****CHAIN FREE****

James Winn Estate Agents are delighted to bring to market this very spacious and well presented family home, located on a sought after residential cul-de-sac in the Sowerby part of Thirsk. This wonderfully presented and extended four bedroom home has lots to offer including a spacious rear garden and two en suite bedrooms. Internal accommodation comprises of an entrance hall, modern cloakroom/w.c, lounge with large bay window & gas fireplace, dining room, garden room, kitchen with breakfast bar and modern units, a first floor landing, a master bedroom with en-suite shower room, three further first floor bedrooms, two with fitted wardrobes and one with an en suite shower room, a well modernized house bathroom/w.c. To the exterior of the property there is a lawned front garden, an enclosed well maintained and spacious rear garden with large patio area and a driveway providing off road parking for two vehicles leading to the integral garage. With the added benefits of double glazing, gas central heating & UPVC soffits and fascias, viewing is highly advised. EPC rating D, council tax band D.

£425,000

LOCATION

Situated on a highly regarded residential cul de sac within walking distance of Thirsk Market Place, Secondary & Primary Schools and a supermarket, in the sought after Sowerby part of Thirsk. 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

Leaving Thirsk Market Place proceed into Westgate taking the 1st exit at the mini roundabout onto Topcliffe Road. Continue past the entrance to the secondary school and take the right hand turn onto Cocked Hat Park. Follow the road to the end and continue right where the property is located on the left hand side.

ENTRANCE HALL

16'5" x 3'0" (5.01 x 0.92)

With front facing UPVC double glazed panelled door, access to ground floor W.C and a radiator.



CLOAKROOM/W.C

6'7" x 2'7" (2.03 x 0.79)

With front facing UPVC double glazed window, low level W.C,



LIVING ROOM

13'3" x 11'8" (4.06 x 3.56)

With front facing UPVC double glazed bay window, gas fireplace, TV point and two radiators.



DINING ROOM

10'3" x 8'8" (3.14 x 2.65)

With rear facing UPVC double glazed french doors to conservatory and a radiator.



GARDEN ROOM

12'8" x 8'6" (3.87 x 2.60)

With rear and side facing UPVC double glazed windows and side facing UPVC double glazed french doors.



KITCHEN

10'1" x 18'5" (3.08 x 5.62)

With two rear facing UPVC double glazed windows, rear facing UPVC double glazed paneled door, breakfast bar, gas hob, double oven, kick heater, tiled splash back, a range of floor, wall & draw units and a radiator.



LANDING

With a storage cupboard.



BEDROOM ONE

11'8" x 10'11" (3.58 x 3.35)

With front facing double glazed UPVC window, built in double and single wardrobe storage, access to en suite and a radiator.



EN SUITE

2'11" x 7'9" (0.91 x 2.37)

With side facing UPVC double glazed window, low level WC, vanity sink unit, shower cubicle and a heated towel rail.



BEDROOM TWO

17'8" x 8'6" (5.39 x 2.60)

With front facing UPVC double glazed window, storage, access to en suite and a radiator.



EN SUITE

4'7" x 8'5" (1.42 x 2.59)

With rear facing UPVC double glazed window, low level WC, pedestal wash hand basin, tiled flooring, shower cubicle and a heated towel rail.



BEDROOM THREE

8'5" x 11'4" (2.57 x 3.46)

With rear facing UPVC double glazed window, built double and single wardrobe storage and a radiator.



BEDROOM FOUR/STUDY

7'3" x 6'9" (2.22 x 2.08)

With front facing UPVC double glazed window, storage cupboard and a radiator.



BATHROOM

5'5" x 6'4" (1.66 x 1.95)

With rear facing UPVC double glazed window, tiled flooring, paneled bath with shower over, low level WC, vanity sink unit, partly tiled walls and a heated towel rail.



GARDEN

With a large stone patio area stepping out from the rear of the property, lawned area, a further stone patio area to the end of the garden, an outside tap and side access to the front via gate.



EXTERNALLY

With front garden laid to lawn with flower and shrubbed borders off street parking for two vehicles leading to the garage.



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.

PLEASE NOTE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

VIEWING BY APPOINTMENT

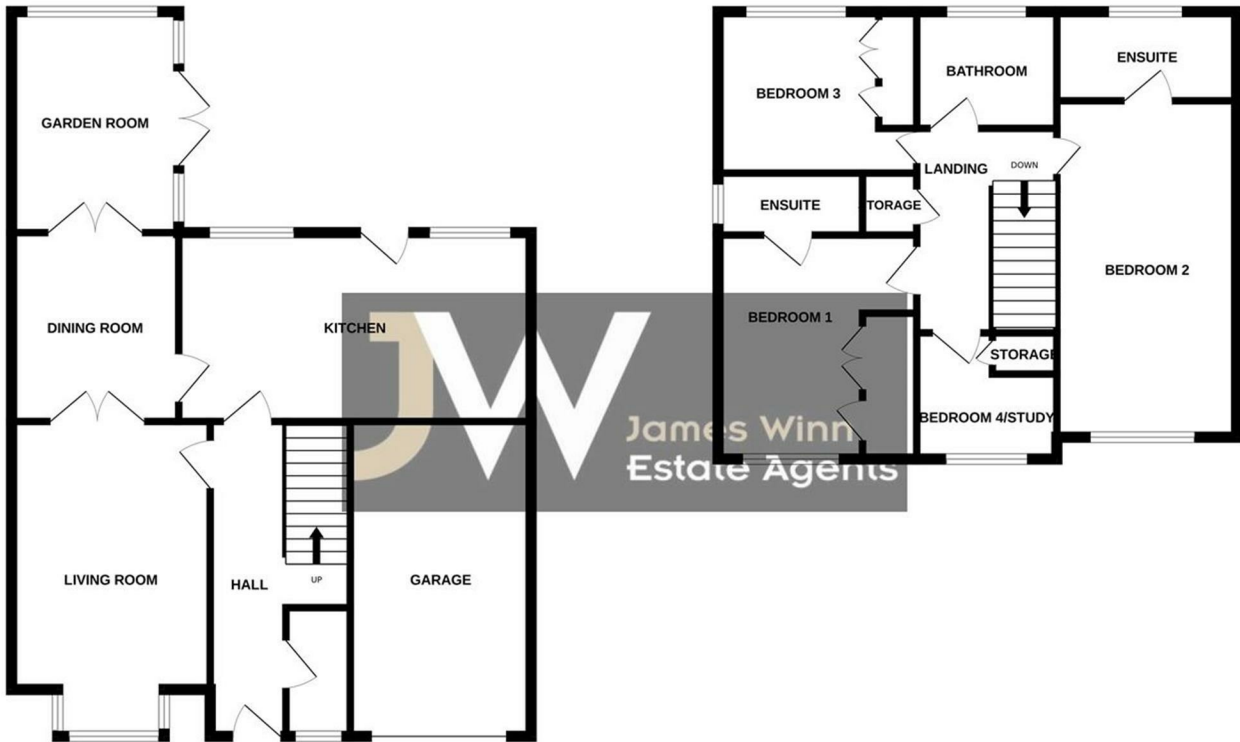
Viewing is Strictly By Appointment Only.

FREE VALUATION

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

GROUND FLOOR

1ST 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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