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15 Hazel Wood Crescent, Sowerby Thirsk YO7 3FQ

This spacious three bedroom, detached property is located on the new Sowerby Gateway development and was built July 2023 by reputable builders Taylor Wimpey. The property is situated on an enviable plot with a communal green to the front and spacious feel to the rear. Situated within walking distance of Thirsk Market Place and all local amenities this property is a must see. Over two floors the accommodation comprises of an entrance hall, a dining room, a large cloakroom/w.c, a lounge with patio doors to the garden, a modern fitted kitchen with integrated appliances, a galleried first floor landing, a master bedroom with view over a communal green & en-suite shower room/w.c, two further bedrooms one of which has fitted wardrobe and a spacious house bathroom/w.c.. To the exterior of the property there is a good sized driveway providing off road parking for multiple vehicles, a garage and a larger than average lawned rear garden with no house directly behind. With the added benefits of gas central heating, double glazing and the remainder of its NHBC warranty viewing is highly advised to appreciate the size, location, presentation and plot of the accommodation. EPC B. Council Tax Band D

£320,000

LOCATION

The property is situated tucked away from the main road at the Southern end of Sowerby on the new Sowerby Gateway development with access to cycle routes, dog walks, supermarket, cafe, hairdresser & hotel. Thirsk Market Place is within walking distance and the estate is extremely handy for access to the A19. 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 right hand turn onto Hazel Wood Crescent and continue to where the property is located on the left hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With double glazed entrance door to the front elevation, doors to all rooms, staircase to the first floor and radiator.



DINING ROOM

10'1 x 8'7 (3.07m x 2.62m)

With double glazed window to the front elevation, telephone point and radiator.



CLOAKROOM/W.C

With low level w.c., pedestal wash hand basin, extractor fan, spotlights and vertical heated towel rail.



LOUNGE

14'1 x 10'4 (4.29m x 3.15m)

With double glazed patio doors & adjacent windows to the rear garden, television & telephone points and radiator.



KITCHEN

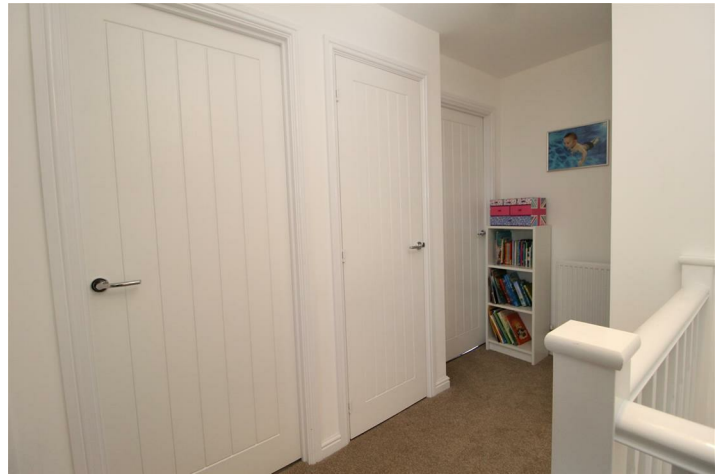
9'8 x 9'7 (2.95m x 2.92m)

Including a modern fitted range of wall and base units incorporating rolled edge work surfaces, one and a half bowl sink unit with mixer taps over, integrated electric oven & four ring gas hob, extractor hood & light, dishwasher, washing machine, fridge freezer, radiator, underlighting, spotlights, extractor fan, television point, double glazed patio door to the side elevation and double glazed window to the rear elevation.



FIRST FLOOR LANDING

Galleried landing with double glazed window to the side elevation, doors to all rooms, storage cupboard, access to loft and radiator.



MASTER BEDROOM

13'4 x 8'8 (4.06m x 2.64m)

With double glazed window to the front elevation with a view over the communal green, television point and radiator.



EN-SUITE SHOWER ROOM/W.C

Including a modern three piece suite comprising of a step in shower cubicle, wall mounted hand basin, low level w.c., part tiled walls, vertical heated towel rail, extractor fan, spotlights and double glazed window to the front elevation.



BEDROOM TWO

11'8 x 9'9 (3.56m x 2.97m)

With double glazed window to the rear elevation and radiator.



BEDROOM THREE

9'8 x 8'8 (2.95m x 2.64m)

With double glazed window to the rear elevation, fitted wardrobe and radiator.



HOUSE BATHROOM/W.C

Including a modern three piece suite comprising of a panelled bath with shower over, wall mounted hand basin, low level w.c., part tiled walls, vertical heated towel rail, spotlights, extractor fan and double glazed window to the front elevation.



EXTERIOR

FRONT GARDEN & DRIVEWAY

Oversized tarmac driveway, pavement leading to the rear garden and lawn.



GARAGE

With up & over door, boiler, light & power.

REAR GARDEN

Large rear garden laid to lawn with small patio area, fenced boundaries, power sockets, outside tap, external light, gravelled storage section and gate to the side.



VIEWING

Viewing is Strictly By Appointment Only.

MORTGAGE 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 advisor based. 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.

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.

FREEHOLD

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.

GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.

1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 sq.m.) approx.

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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