



## **24 Magnolia Way, Sowerby Thirsk YO7 3FU**

This two bedroom, recently built semi detached house is located on the new Sowerby Gateway development at the southern end of Sowerby. The property is within walking distance to Thirsk Market Place and other local amenities. Over two floors the accommodation comprises of an entrance hall, a cloakroom/w.c, a good sized lounge, a dining kitchen with integrated appliances, french doors to the garden & under stairs storage, a first floor landing, two bedrooms and a modern house bathroom/w.c.. To the exterior of the property there is off road parking for one vehicles and an enclosed south facing rear garden with lawn & patio. With the added benefits of gas central heating, double glazing throughout and the remainder of its NHBC warranty, viewing is highly advised to appreciate the size, location and plot of the accommodation on offer. EPC B. Hambleton Council - Tax Band C.

**£195,000**

### 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.

### DIRECTION

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 down the road to where the property is located on the right hand side identified by our 'FOR SALE' board.

### ENTRANCE HALL

14'11" x 6'6" (4.56 x 1.99)

With front facing UPVC paneled door, storage cupboard and a radiator.



**KITCHEN DINER**

14'11" x 6'5" (4.56 x 1.98)

With front facing UPVC double glazed window, a range of wall, draw & floor units, integrated fridge & freezer, stainless steel sink + drainer, gas hob, electric oven tiled splash back and a radiator.



**LIVING ROOM**

With rear facing UPVC double glazed window, rear facing UPVC double glazed French door, TV point and a radiator.



### CLOAKROOM/W.C

5'6" x 2'9" (1.69 x 0.85)

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



### LANDING

With side facing UPVC double glazed window and access to loft.



### BEDROOM ONE

9'3" x 13'4" (2.82 x 4.08)

With rear facing UPVC double glazed window and a radiator,

## BEDROOM TWO

7'10" x 13'3" (2.40 x 4.06)

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



## HOUSE BATHROOM

6'5" x 6'3" (1.98 x 1.93)

With side facing UPVC window, paneled bath with shower over, low level WC, pedestal wash hand basin and a heated towel rail.



## REAR GARDEN

With enclosed rear yard, side gate access, extended patio area, outside tap and laid lawn

EXTERNALLY

With allocated parking for one vehicle.



## 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.



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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