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4 Honeysuckle Way, Sowerby Thirsk YO7 3SH

This four bedroom detached modern home situated on an corner plot is located at the southern end of Sowerby on the new Sowerby Gateway development within walking distance of Thirsk Market Place. Over two floors the accommodation comprises an entrance hall with storage cupboard, a cloakroom/w.c., a lounge with dual aspect windows and patio doors leading to garden, a modern dining kitchen with integrated appliances, a first floor landing, a master bedroom with en-suite shower room/w.c., three further bedrooms and a house bathroom/w.c.. To the exterior of the property there is a lawned front garden to the side, an enclosed walled rear garden with laid lawn and stone patio and a shared driveway leading to integrated garage to the front. With the added benefits of gas central heating and double glazing throughout, viewing is recommended to appreciate the size, location, presentation and plot of the accommodation on offer. EPC 'B'. Council tax band 'E'.

£335,000

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 Honeysuckle Way, where the property is located on your righthand side.

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.

ENTRANCE HALL

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



LIVING ROOM

16'6" x 11'8" (5.03m x 3.56m)

With front & side facing UPVC double glazed windows, side facing UPVC French door, TV point and two radiators.



KITCHEN DINER

16'6" x 8'11" (5.03m x 2.72m)

With front & side facing UPVC double glazed window, side facing UPVC bay window, a range of wall, draw & floor units, double oven, gas hob, stainless steel sink + drainer and a radiator.



CLOAKROOM/W.C

With low level WC and a pedestal wash hand basin.



LANDING



BEDROOM ONE

16'6" x 10'7" (5.03m x 3.23m)

With front & side facing UPVC double glazed windows, integrated wardrobes, access to en suite and a radiator.



EN SUITE

4'7" x 6'5" (1.41 x 1.97)

With front facing UPVC double glazed window, Low level WC, pedestal wash hand basin, shower cubicle and a heated towel rail.



BEDROOM TWO

12'1" x 9'10" (3.68m x 3.00m)

With side facing UPVC double glazed windows and a radiator.



BEDROOM THREE

9'3" x 9'1" (2.82m x 2.77m)

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



BEDROOM FOUR

9'10" x 7'5" (3.00m x 2.26m)

With side facing UPVC double glazed windows and a radiator.



BATHROOM

7'10" x 7'4" (2.40 x 2.26)

With side facing UPVC double glazed windows, panelled bath with shower over, low level WC, pedestal wash hand basin and a heated towel rail.



GARDEN

With mostly laid lawn, stone patio and a timber shed.



GARAGE/UTILITY

With internal access, manual up & over door, lighting, power, stainless steel wash hand basin fitted washing machine, fitted floor units and worktops.

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.

GROUND FLOOR

1ST FLOOR



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