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5 Evergreen Way, Sowerby Thirsk YO7 3FJ

An opportunity to purchase this stunning detached 4 bedroom house situated on the Sowerby Gateway development. Over two floors the accommodation comprises an entrance hall with downstairs w.c., lounge with bay window, a modern dining kitchen with integrated appliances, utility room with plumbing for a washing machine. A first floor landing onto 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 garden to the rear and large double 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 and presentation on offer. EPC 'B'. Council tax band 'E'. NO ONWARD CHAIN

£365,000

LOCATION

The property is situated at the Southern end of Sowerby on the new Sowerby Gateway development. With access to cycle routes, dog walks, supermarket, cafe & 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 and turn right at the roundabout onto Oak Drive. Proceed along the road and take the right hand turn onto Rowntree Close. Then take the first right hand turn onto Ever Green Way.

THE ACCOMODATION COMPRISES

ENTRANCE HALL

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

CLOAKROOM/ W.C.

With low level WC and a pedestal wash hand basin.

LOUNGE

15'8" x 10'4" (4.79m x 3.16m)

With front facing UPVC double glazed bay windows, TV point and a radiator.



KITCHEN DINING ROOM

9'8" x 26'0" (2.97m x 7.93m)

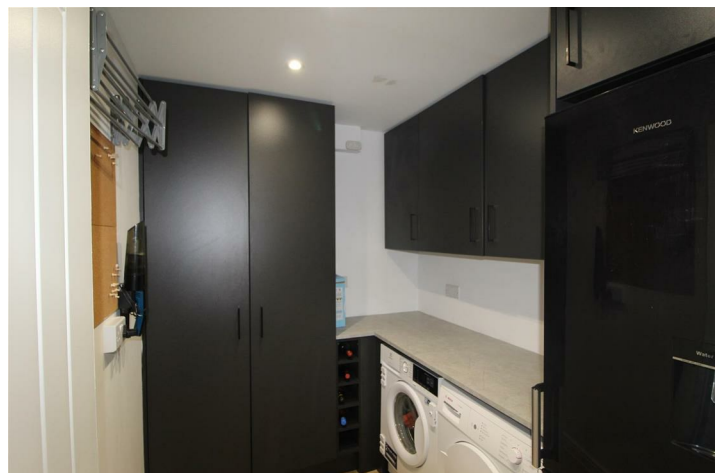
With rear facing UPVC double glazed windows and French doors, a range of wall, draw & base units, fitted double oven, gas hob, stainless steel sink, drainer and a radiator.



UTILITY ROOM

6'2" x 7'10" (1.88m x 2.39m)

With fitted floor and wall units and worktops, space for appliances and additional storage.



LANDING



BEDROOM ONE

9'11" x 14'0" (3.03m x 4.28m)

With rear facing UPVC double glazed windows, integrated wardrobes, access to en-suite and a radiator.



ENSUITE

5'1" x 7'9" (1.56m x 2.38m)

With low level WC, pedestal wash hand basin, shower cubicle and a heated towel rail.



BEDROOM TWO

11'7" x 9'10" (3.55m x 3.02m)

With rear facing UPVC double glazed windows and a radiator.



BEDROOM THREE

11'6" x 10'9" (3.51m x 3.28m)

With front facing UPVC double glazed windows and a radiator.



BEDROOM FOUR

8'2" x 8'6" (2.51m x 2.61m)

With front facing UPVC double glazed windows and a radiator.



BATHROOM

8'2" x 6'10" (2.49m x 2.10m)

With side facing UPVC double glazed windows, panelled bath, low level WC, pedestal wash hand basin and a radiator.



REAR GARDEN

With partially laid lawn, stone patio, and a raised decking area.



VIEWING

Viewing is Strictly By Appointment Only.

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.

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.

PARKING

Off road parking on the driveway and one allocated space to the front of the property.

SERVICES

We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

WATER METER

YES

BROADBAND SPEED

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER

NO

MOBILE PHONE SIGNAL

No known issues.

MAINTENANCE/SERVICE CHARGES

TO BE CONFIRMED

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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