



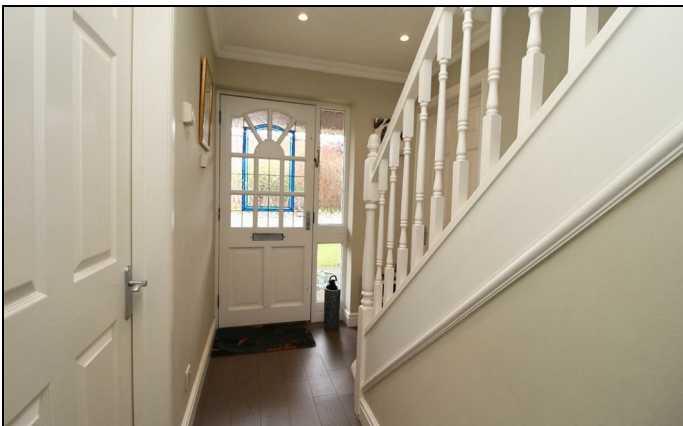
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### **42 Cocked Hat Park, Sowerby YO7 3HB**

An opportunity to purchase this extended and amazingly presented detached property with double garage situated in a prime location away from the main road on a quiet cul de sac. The property occupies a great sized plot and offers accommodation on two levels to include an entrance hall, a cloakroom/ w.c., office, a through lounge, modern fitted dining kitchen, dining room, garden room, utility, laundry room, a first floor galleried landing, three double bedroom including an additional single room, a master en-suite shower room/ w.c. and a house bathroom/ w.c. with four piece suite. To the exterior of the property there is a front garden and covered entrance, a detached double garage with driveway and private rear garden. With the benefits of double glazing, gas central heating & solar panels, viewing is essential to appreciate the size, presentation and location of the accommodation on offer. EPC rating D, council tax band E.

**£440,000**

## LOCATION

Situated within walking distance of the town centre in arguably the best location on this residential cul de sac in Sowerby away from future development and the main road. 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 via Westgate take the second turning at the mini roundabout onto Topcliffe Road. Proceed along and turn right onto Cocked Hat Park follow the road and turn right and right again to the end of the cul de sac to where the property is located on the right hand side.

## THE ACCOMMODATION COMPRISES

### LOUNGE

20'10" into bay x 10'8" (6.35 into bay x 3.25)

With double glazed bay window to the front elevation, television point, coving to the ceiling, ceiling rose, living flame effect gas fire and two radiators.



**DINING ROOM**

10'8" x 10'9" (3.25 x 3.28)

With coving to the ceiling, opening to the garden room & lounge, ceiling rose, laminate wood floor and radiator.



### DINING KITCHEN

12'11" x 10'8" (3.94 x 3.25)

Including a fitted range of modern wall and base units incorporating rolled edge work surfaces, under lighting, one and a half bowl sink with mixer taps, electric cooker point, extractor hood & light, integrated dishwasher, tiled splashbacks, integrated fridge, spotlights, tile effect laminate flooring and double glazed window to the rear elevation and a radiator.



### UTILITY ROOM

6'10" x 5'5" (2.08 x 1.65)

With rolled edge work surfaces, tile effect laminate flooring, spotlights and radiator.



### LAUNDRY ROOM

9'7" x 4'10" (2.92 x 1.47)

An extension on the side of the house with double glazed window to the rear, double glazed doors to the front & side, wall mounted boiler, space & plumbing for a washing machine and vent for a dryer.



**OFFICE**

7'9" x 6'9" (2.36 x 2.06)

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



**GARDEN ROOM**

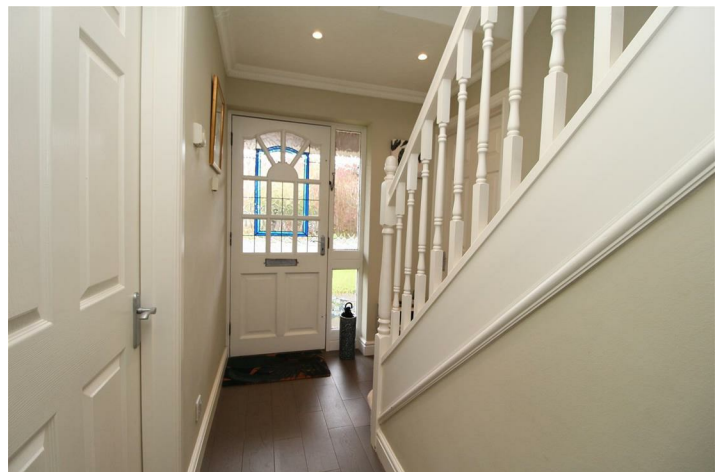
11'9" x 10'8" (3.58 x 3.25)

With double glazed windows to the rear & side elevations, double glazed French doors, wall light points, television points, coving and radiator.



**ENTRANCE HALL**

With glazed entrance door to the front, double glazed window, spindle bannister staircase to the first floor, spotlights and radiator



**CLOAKROOM/ W.C.**

With suite comprising of a low level w.c., hand basin and radiator.

**FIRST FLOOR LANDING**

Galleried landing with airing cupboard housing the hot water cylinder and access to the loft space via ladders. The loft is part boarded with light.

**MASTER BEDROOM**

14'7" x 9'8" (4.47 x 2.97 )

With double glazed window to the front elevation, fitted wardrobes, spotlights, TV point & a radiator.



**EN-SUITE SHOWER ROOM/ W.C.**

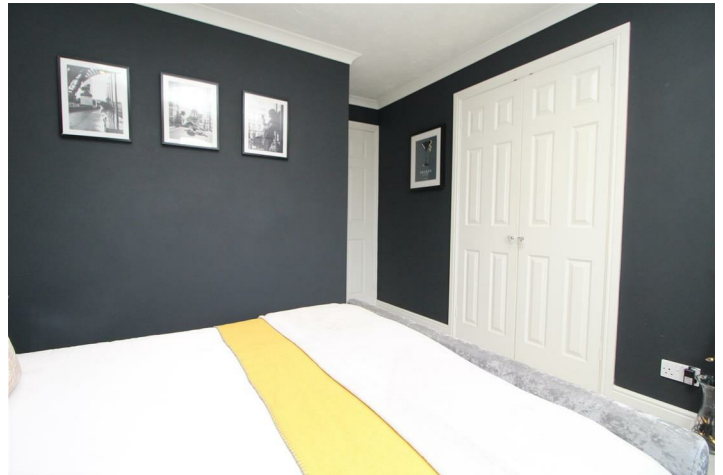
Including a three piece suite comprising of a step in shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls, radiator, extractor fan, spotlights, part tiled walls, double glazed window to the rear elevation and a heated towel rail.



**BEDROOM TWO**

10'7" x 9'3" (3.25 x 2.82 )

With double glazed window to the front elevation, fitted wardrobes, spotlights and radiator.



**BEDROOM THREE**

10'9" x 8'7" (3.30 x 2.64 )

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



**BEDROOM FOUR**

7'0" x 7'10" (2.13 x 2.39)

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



**HOUSE BATHROOM/ W.C.**

Including a four piece suite comprising of a paneled bath, vanity sink unit, hidden cistern WC, step in shower cubicle, part tiled walls, extractor, radiator and double glazed window to the side elevation.



**FRONT GARDEN**

To the front of the property there is a large lawned garden with hedge, storage area to the rear of the garage and side gated access.





**DOUBLE GARAGE**

18'1" x 18'2" (5.51 x 5.54)

Detached double garage with double width driveway to the front, two up and over doors, light & power.



## REAR GARDEN

To the rear of the property there is an enclosed garden with tap, outside lighting & power point, fenced boundaries, hedging, lawn and patio with block paved section.



**VIEWING BY APPOINTMENT**

Viewing is Strictly By Appointment Only.

**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.

**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 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 SERVICE**

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.

**MATERIAL INFORMATION**

The following information should be read and considered by any potential buyers prior to making a transactional decision:

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

**MAINTENANCE / SERVICE CHARGE:** None

**WATER METER:** No

**PARKING ARRANGEMENTS:** Off street parking on driveway for two cars.

**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

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

## FREEHOLD

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## VIEWING

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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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