



**James Winn**  
**Estate Agents**

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### **21 Yew Tree Way, Sowerby Thirsk YO7 3FN**

An opportunity to purchase this immaculately presented four bedroom detached house situated on the Sowerby Gateway development. Over two floors the accommodation comprises an entrance hall with downstairs w.c., lounge with front facing bay window, a modern dining kitchen with integrated appliances, utility room with plumbing for a washing machine. First floor landing onto master bedroom with fitted wardrobes and en-suite shower room/w.c., bedroom two with fitted wardrobe and en-suite shower room/w.c., two further double bedrooms. To the exterior of the property there is a lawned garden to the rear, large double driveway to the front leading to garage. 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'.

**£410,000**

### LOCATION

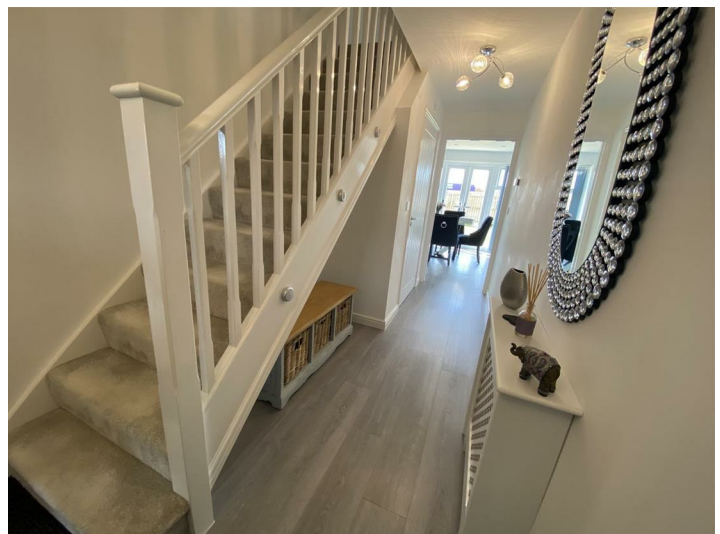
The property is situated at the Southern end of Sowerby on the new Sowerby Gateway development. With access to cycle routes, dog walks, supermarket, cafe & hotel. Thirsk Market Place is within walking distance and the estate is extremely handy for access to the A19. Local schools, shops and leisure facilities 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 Rowan Tree Close. Then turn right onto Yew Tree Way and then left onto Yew Tree Way odd numbers where the property is located on the left.

### HALLWAY

With front facing UPVC door, consumer unit cupboard and a radiator.



**LOUNGE**

17'9" x 11'2" (5.42 x 3.42)

With front facing double glazed bay window, TV point and two radiators.



**KITCHEN DINER**

10'8" x 20'7" (3.27 x 6.29)

With TV point, integrated dishwasher, fridge freezer, double oven, gas hob, wall draw and floor units, stainless steel one and a half bowl sink, rear facing window, rear facing french doors, vynal plank and two radiators.



**UTILITY ROOM**

10'8" x 5'7" (3.26 x 1.72)

With rear facing door leading onto rear garden, integrated washer dryer, stainless steel bowl sink and a radiator.



**DOWNSTAIRS W.C.**

5'4" x 2'11" (1.65 x 0.89)

With low level w.c., pedestal sink, heated towel rail, tiled flooring and partially tiled wall.



LANDING  
With a radiator.



**MASTER BEDROOM**

15'1" x 13'1" (4.62 x 4)

With two front facing double glazed windows, two built in double wardrobes, en-suite and a radiator.



**MASTER EN-SUITE**

6'7" x 5'8" (2.02 x 1.73)

With side facing double glazed window, heated towel rail, wash hand basin, low level w.c., shower and partially tiled walls.





**BEDROOM TWO**

12'5" x 13'3" (3.8 x 4.05)

With two front facing double glazed windows, built in double wardrobe, en-suite and a radiator.



**EN-SUITE**

4'6" x 7'3" (1.38 x 2.21)

With side facing double glazed window, heated towel rail, wash hand basin, low level w.c. and shower.



**BEDROOM THREE**

10'5" x 10'8" (3.2 x 3.26)

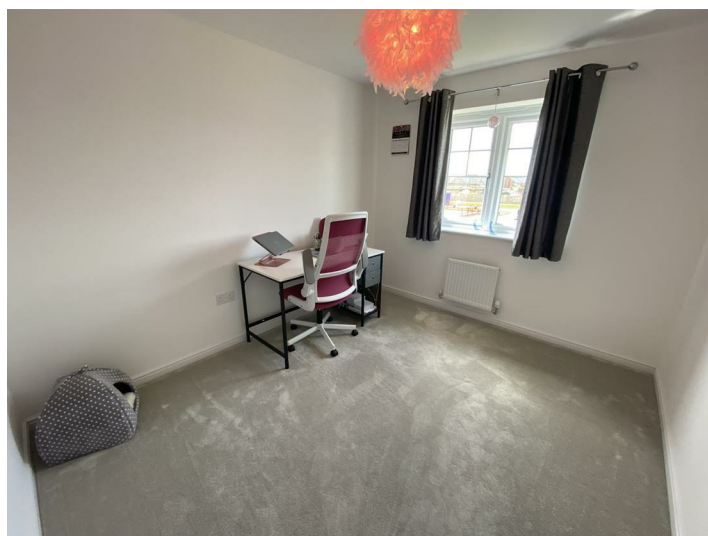
With rear facing double glazed window and a radiator.



**BEDROOM FOUR**

10'5" x 9'1" (3.2 x 2.78)

With rear facing double glazed window and a radiator.



**HOUSE BATHROOM W.C.**

10'6" x 6'3" (3.21 x 1.91)

With rear facing double glazed window, heated towel rail, panel bath with shower over, low level w.c., wash hand basin, tiled flooring and partially tiled walls.



**EXTERNAL**



**GARAGE**

With power, lighting, manual door and three car driveway to the front.

## REAR GARDEN

With stone patio, laid lawn and outside tap.



## VIEWING

Viewing is Strictly By Appointment Only.

## 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.

## 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.

## 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.

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