



75 Yew Tree Way, Thirsk YO7 3FN

An immaculately presented two year old detached bungalow finished to the highest standard, situated in the sought after village of Sowerby, on the Sowerby gateway development. The accommodation comprises of entrance hall, lounge, kitchen, cloakroom w.c., two double bedrooms with built in wardrobes and a house bathroom w.c. To the exterior of the property there is a front lawn, driveway to the side with parking for multiple vehicles, rear garden, office with power and a garage. 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 District Council - Tax Band D.

£325,000

LOCATION

The property is situated on an enviable plot, at the Southern end of Sowerby on the new Sowerby Gateway development. With access to cycle routes, dog walks, supermarkets, cafes, hairdressers & a 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 second right hand turn onto Yew Tree Way. Continue down Yew Tree Way where the property is located on your left.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

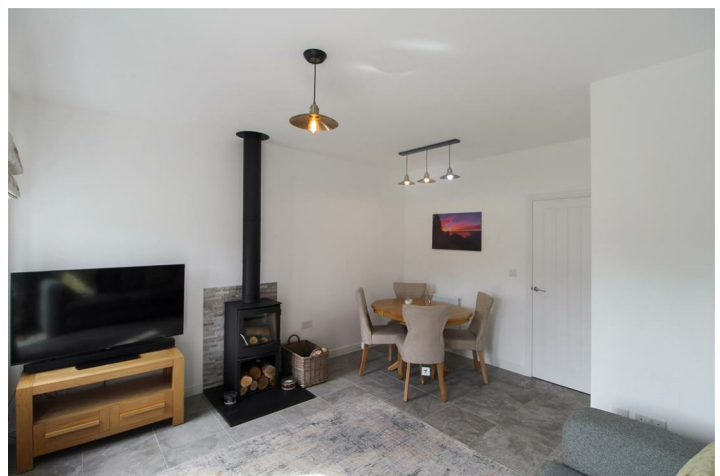
With storage cupboard.



LOUNGE

14'3" x 13'1" (4.36m x 3.99m)

With wood burning stove, rear facing double glazed UPVC french doors and window, porcelanosa tiled flooring and a radiator.



KITCHEN

12'5" x 13'1" (3.8m x 4.0m)

With integrated appliances fridge/freezer, dishwasher, washing machine, gas hob with extractor hood, electric oven, microwave oven, one and a half bowl inset stainless steel sink, granite work surface and splashback, plantation shutters, base wall and draw units, porcelanosa tiled flooring, front facing double glazed window and a radiator.



CLOAKROOM W.C.

With low level w.c., wash hand basin, porcelanosa tiled flooring and a radiator.



BEDROOM ONE

11'11" x 12'5" (3.65m x 3.8m)

With built in wardrobe, front facing double glazed window, plantation shutters and a radiator.



BEDROOM TWO

11'11" x 12'1" (3.65m x 3.7m)

With built in wardrobe, rear facing double glazed window, plantation shutters and a radiator.



HOUSE BATHROOM W.C.

6'11" x 7'8" (2.11m x 2.34m)

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



OFFICE

With power, double glazed french doors onto rear garden and an electric heater.

GARAGE

With power and lighting.

REAR GARDEN

Mature garden, raised beds, mostly patio with small lawned area.



EXTERNAL

Front laid lawn and long driveway.



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.

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.

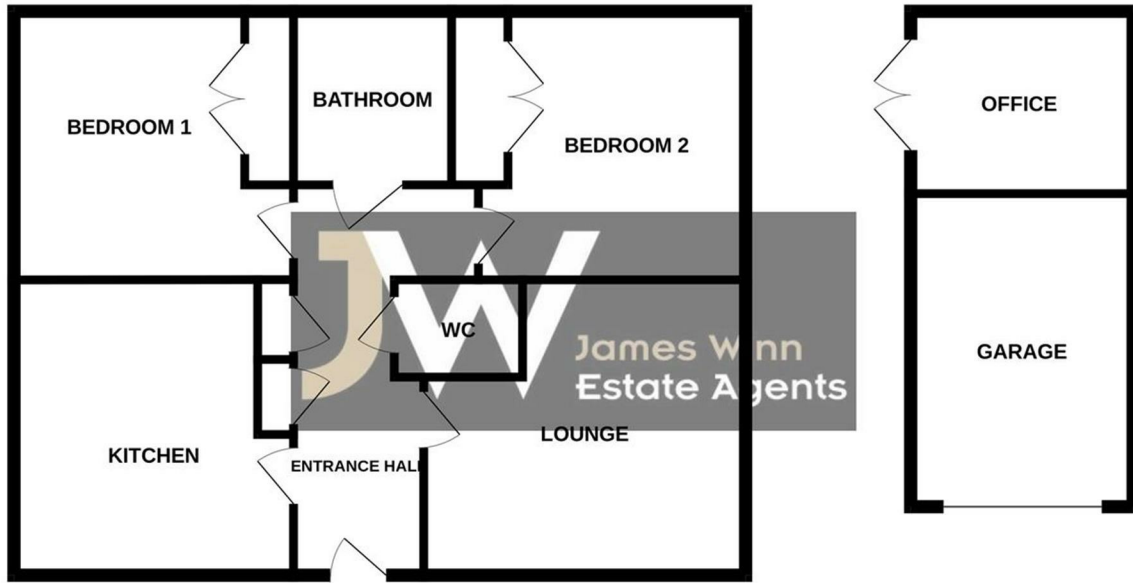
VIEWING

Viewing is Strictly By Appointment Only.

DISCLAIMER

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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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