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Pear Tree Cottage 1a Danum Avenue, Sowerby Thirsk YO7 1RU

A wonderful opportunity to purchase this individually designed beautifully modernised, detached dormer bungalow occupying a sizeable plot within easy walking distance of Thirsk Market Place in the sought after area of Sowerby. Internally the property offers accommodation to include an entrance hall, a modern kitchen, dining room, shower room, lounge, two double bedrooms on the ground floor one with an en suite, a luxury house bathroom with four piece suite and travertine flooring and a large bedroom to the first floor. To the exterior there is an attractive large plot with gravelled driveway for multiple vehicles, detached brick garage and lawned rear garden with flagged patio, with the added benefit of solar panels. Early viewing is highly recommended as properties like this are becoming impossible to find. Energy rating TBC, Council tax band E.

£415,000

LOCATIONS

Situated within the sought after Sowerby part of Thirsk within walking distance of the town centre and close to the school. 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.

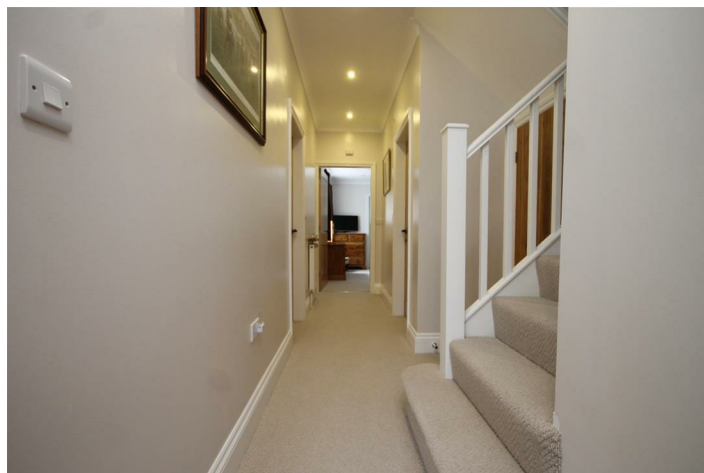
DIRECTIONS

Leaving Thirsk Market Place via Westgate take the second turning at the mini roundabout onto Topcliffe Road. Proceed along and turn right onto Danum Avenue to where the property is located on the right hand side.

ENTRANCE HALL

7'3" x 9'1" (2.22 x 2.79)

With front facing UPVC door and a radiator.



LIVING ROOM

16'4" x 12'9" (4.99 x 3.89)

With a front facing UPVC double glazed bay windows, two side facing UPVC windows, electric fire, TV point and two radiators.



KITCHEN

14'8" x 17'6" (4.49 x 5.34)

With a front facing UPVC double glazed window, side facing UPVC window, side facing door, porcelain sink + drainer, dishwasher, plumbing for washing machine, fridge + freezer, breakfast island, wall, draw & floor units and a tiled splashback.



DINING ROOM

8'4" x 13'7" (2.55 x 4.15)

With rear facing UPVC patio doors and a radiator.



SHOWER ROOM/W.C

8'3" x 3'7" (2.53 x 1.10)

With a side facing UPVC double glazed window, step in shower, pedestal wash hand basin, low level WC and a heated towel rail.



BEDROOM ONE

10'2" x 12'9" (3.12 x 3.90)

With a side facing UPVC double glazed window, integrated double & single wardrobe, en suite access and a radiator.



EN SUITE

4'5" x 12'9" (1.37 x 3.90)

With a side facing UPVC double glazed window, low level WC, vanity sink unit, walk in shower and a heated towel rail.



BEDROOM TWO

8'5" x 8'11" (2.58 x 2.73)

With a side facing UPVC double glazed window, large storage cupboard and a radiator.



BATHROOM/W.C

11'3" x 8'9" (3.45 x 2.69)

With side facing UPVC double glazed window, a modern four piece suite comprising of a stone circular wash basin on plinth, hidden cistern w.c., part travertine tiled walls, travertine floor radiator, walk in shower and a heated towel rail.



FIRST FLOOR

BEDROOM THREE

14'11" x 16'6" (4.57 x 5.03)

With a front facing UPVC double glazed window, eave storage and two radiators.



GARDEN

With a large stone patio seating area, laid lawn, summer house, greenhouse and an external tap.



GARAGE

19'1" x 8'0" (5.82 x 2.46)

With timber framed front facing doors, power and electricity.

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.

PLEASE NOTE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

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: N/A

WATER METER: YES

PARKING ARRANGEMENTS: ALLOCATED PARKING FOR MULTIPLE VEHICLES ON DRIVEWAY

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.



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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