



James Winn
Estate Agents

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86 Poppy Drive, Sowerby Thirsk YO7 3SJ

Available to purchase is this well presented, four bedroom, detached, recently built house located at the Southern end of Sowerby on the new Sowerby Gateway development which is within easy walking distance of shops, schools, supermarket and Thirsk Market Place. Over two floors the accommodation comprises of an entrance hall with storage cupboards, a cloakroom/w.c., an open plan kitchen/diner with integrated appliance, a living room, a galleried first floor landing, a master bedroom with en-suite shower room, three further bedrooms and a house bathroom/w.c.. To the exterior of the property there is a lawned front garden, an enclosed rear garden and a driveway leading to the single detached garage.

EPC Rating B - Council Tax Band E.

Asking Price £335,000

LOCATION

The property is situated at the Southern end of Sowerby on a new development with access to cycle routes and the new supermarket & cafe. 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. It is hoped that there will shortly be a new doctors surgery and further shops opening within close walking distance to the house.

DIRECTIONS

Leaving Thirsk Market Place via Westgate take the second turning at the mini roundabout onto Topcliffe Road. Proceed down Topcliffe Road past the school, once at the roundabout take the second turning onto Oak Drive follow the road down and turn left onto Honeysuckle Drive. Continue to where the road turns into Poppy Drive where the property is located in front of you on a corner plot identified by our for sale board.

ENTRANCE HALL



CLOAKROOM/W.C

With a front facing UPVC double glazed window, low level w.c, pedestal wash hand basin and a radiator,



LIVING ROOM

15'8" x 11'1" (4.80 x 3.40)

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



KITCHEN DINER

14'1" x 20'8" (4.31 x 6.30)

With a rear facing UPVC double glazed french door, rear facing UPVC window, a range of wall, drawer and floor units to unclude a stainless steel sink + drainer, dishwasher, fridge & freezer, gas hob, electric oven and a radiator.



BEDROOM ONE

12'11" x 11'4" (3.96 x 3.46)

With front facing UPVC double glazed window, en suite access and a radiator.



EN SUITE

With a low level W.C, pedestal wash hand basin, step in shower and a heated towel rail.



BEDROOM TWO

10'5" x 9'4" (3.20 x 2.86)

With a rear facing UPVC double glazed window and a radiator.



BEDROOM THREE

8'5" x 10'2" (2.59 x 3.12)

With a front facing UPVC double glazed window and a radiator,



BEDROOM FOUR

7'0" x 10'0" (2.15 x 3.06)

With a rear facing double glazed window and a radiator.



HOUSE BATHROOM/W.C

With a side facing UPVC double glazed window, paneled bath, low level W.C, pedestal wash hand basin and a heated towel rail.



GARDEN

With mostly laid lawn, gated side access, stone patio area, external power point and an external tap



GARAGE

19'9" x 9'10" (6.02 x 3.01)

With a manual up & over drive, power and electric.

EXTERNAL**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.

FREEHOLD

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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.

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: Parking for two vehicles on driveway

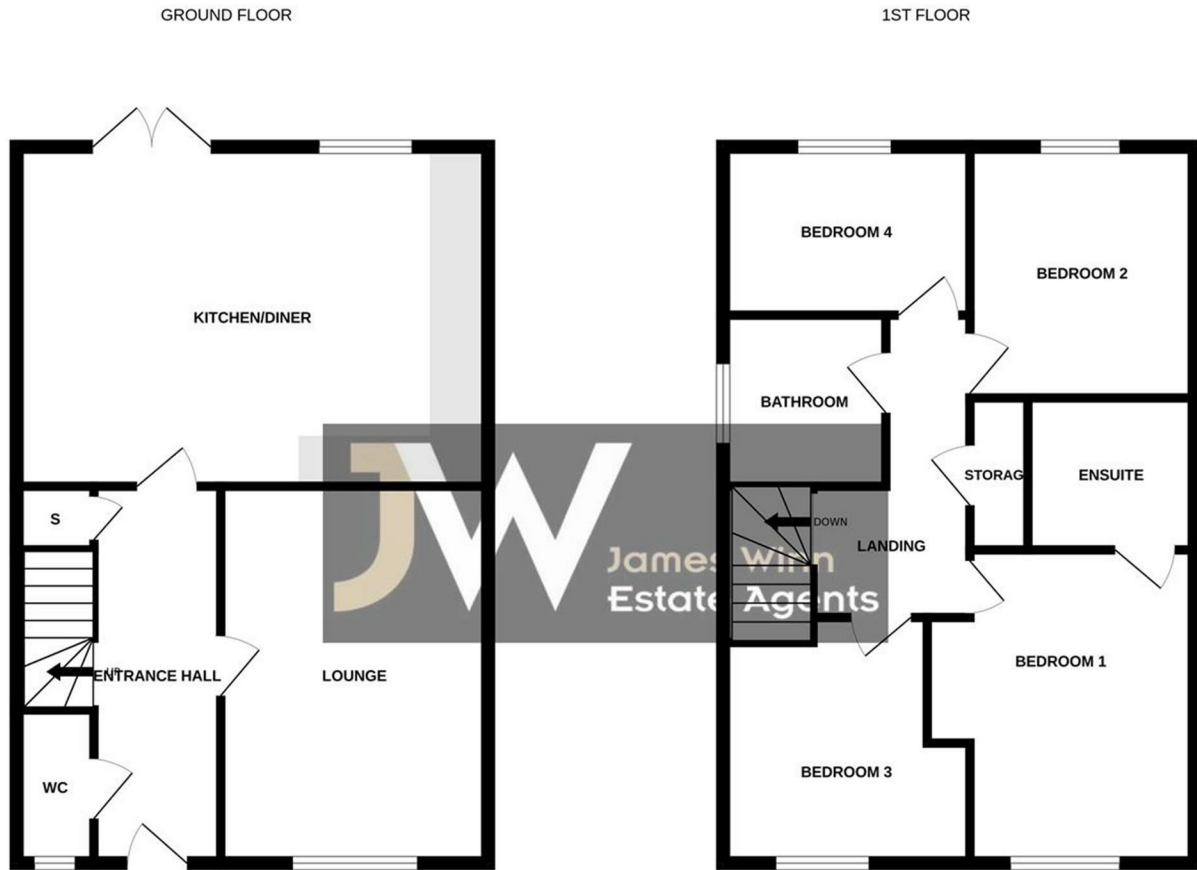
BROADBAND SPEED:

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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