



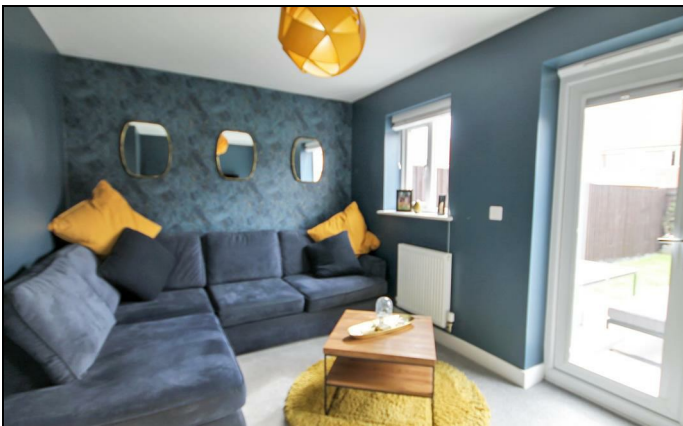
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## **16 Primrose Drive, Sowerby Thirsk YO7 3FG**

### **NO ONWARD CHAIN**

This two bedroom, recently built semi detached house is located on the new Sowerby Gateway development. The property is within walking distance to Thirsk Market Place and other local amenities. Over two floors the accommodation comprises of an entrance hall, a cloakroom/w.c, a dining kitchen with integrated appliances, a good sized living room, French doors to the garden. A galleried first floor landing, two bedrooms and a modern house bathroom. To the exterior of the property is an a lengthy driveway providing off road parking for multiple vehicles and an enclosed rear garden with lawn & patio. With remainder of its NHBC warranty, viewing is highly advised to appreciate the size, location and plot of the accommodation on offer.

EPC B. Council Tax Band C.

**Asking Price £215,000**

### LOCATION

The property is situated on a good sized plot at the Southern end of Sowerby on the new Sowerby Gateway development, close by to the communal green & play area. 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, past the schools and turn right at the roundabout onto Oak Drive. Proceed along the road taking the left hand turn onto Primrose Drive, follow the road and the property is located on your right.

### HALLWAY

With front facing entrance door, entrance to w.c., storage cupboard and a radiator.



### DOWNSTAIRS W.C.

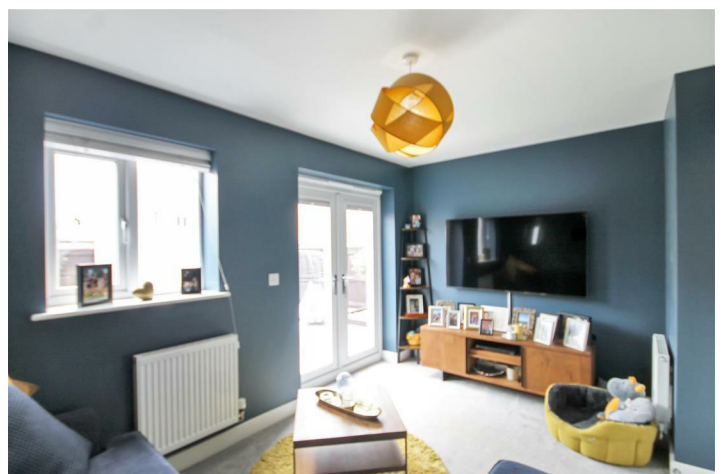
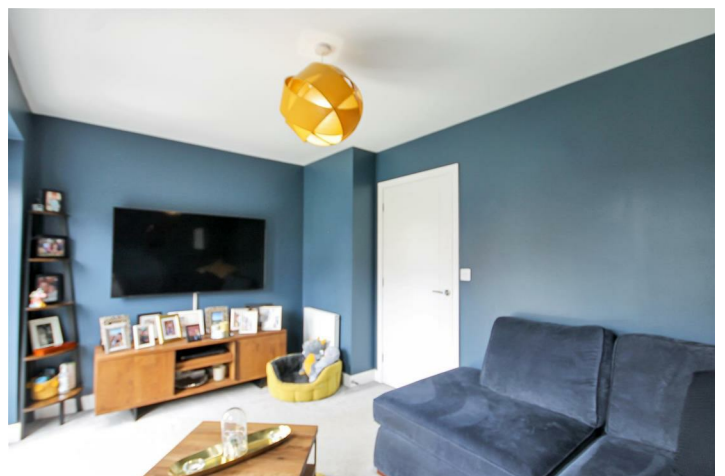
With low level w.c., wash hand basin and a radiator.



**LIVING ROOM**

13'5" x 9'2" (4.1m x 2.8m)

With rear facing double glazed French windows, TV point and a radiator.



### KITCHEN/ DINER

6'6" x 14'9" (2.0m x 4.5m)

With front facing double glazed windows, a range of base, wall and drawer units, wood effect work surfaces, integrated appliances; fridge/freezer, electric oven, gas hob, extractor hood and washing machine, stainless steel sink and drainer with mixer tap, and a radiator.



### LANDING

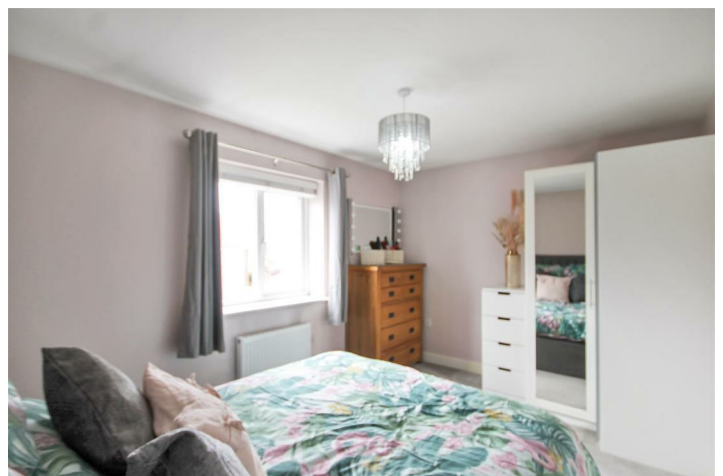
With side facing double glazed windows and loft access.



**BEDROOM ONE**

13'5" x 9'2" (4.1m x 2.8m)

With rear facing double glazed windows and a radiator.



**BEDROOM TWO**

13'5" x 7'10" (4.1m x 2.4m)

With front facing double glazed window, built in storage cupboard and a radiator.



**BATHROOM**

With low level w.c., wash hand basin, panel bath with shower over, partially tiled wall.



**REAR GARDEN**

Mostly laid to lawn with patio area accessed from living room, decking area at bottom of garden, garden shed and raised beds.



EXTERNAL





**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.

**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.

**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:** £120 per annum

**WATER METER:** Yes

**PARKING ARRANGEMENTS:** Off road parking

**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:** N/A

**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.



TOTAL FLOOR AREA: 667sq.ft. (62.0 sq.m.) approx.

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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