



James Winn
Estate Agents

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3 Heather Place, Thirsk YO7 3FY

This two bedroom, recently built semi detached house is located on the new Sowerby Gateway development at the southern end of Sowerby. 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 lounge with french doors to the garden, a dining kitchen with integrated appliances, a first floor landing, two bedrooms and a modern house bathroom/w.c.. To the exterior of the property there is off road parking for two vehicles and an enclosed rear garden with laid lawn & patio. With the added benefits of gas central heating, double glazing throughout and the remainder of its NHBC warranty, Viewings are highly advised to appreciate the size, location and plot of the accommodation on offer.

EPC Rating - B, Council Tax Band - C

£190,000

LOCATION

The property is situated at the Southern end of Sowerby on the new Sowerby Gateway development, in a quiet location. 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 Magnolia Way, continue straight and then taking the third right onto Heather Place where the property is located on your left.

ENTRANCE HALL

14'11" x 2'8" (4.55 x 0.82)

With a front facing door, storage cupboard, stairs to first floor, access to cloakroom/w.c, tiled flooring and a radiator.



CLOAKROOM/W.C

5'6" x 2'9" (1.69 x 0.86)

With a low level W.C, pedestal wash hand basin, tiled flooring and a radiator.

KITCHEN DINER

With a front facing UPVC double glazed window, a range of wall, drawer & floor units, stainless steel sink + drainer, plumbing for washing machine, plumbing for dishwasher, gas hob, electric oven, tiled flooring and a radiator.



LIVING ROOM

8'10" x 13'4" (2.71 x 4.07)

With a rear facing UPVC double glazed window, rear facing French doors leading to garden, TV point and a radiator.



FIRST FLOOR LANDING



BEDROOM ONE

9'2" x 13'3" (2.81 x 4.06)

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



BEDROOM TWO

7'10" x 13'3" (2.40 x 4.06)

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



BATHROOM/W.C

6'5" x 6'3" (1.96 x 1.93)

With a low level w.c, paneled bath with shower over, pedestal wash hand basin, partly tiled walls, tiled flooring and a heated towel rail.



REAR GARDEN

With mostly laid lawn, stone patio, gated access and an external tap.



PARKING

With allocated parking for two vehicles.



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.

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: Two allocated spaces

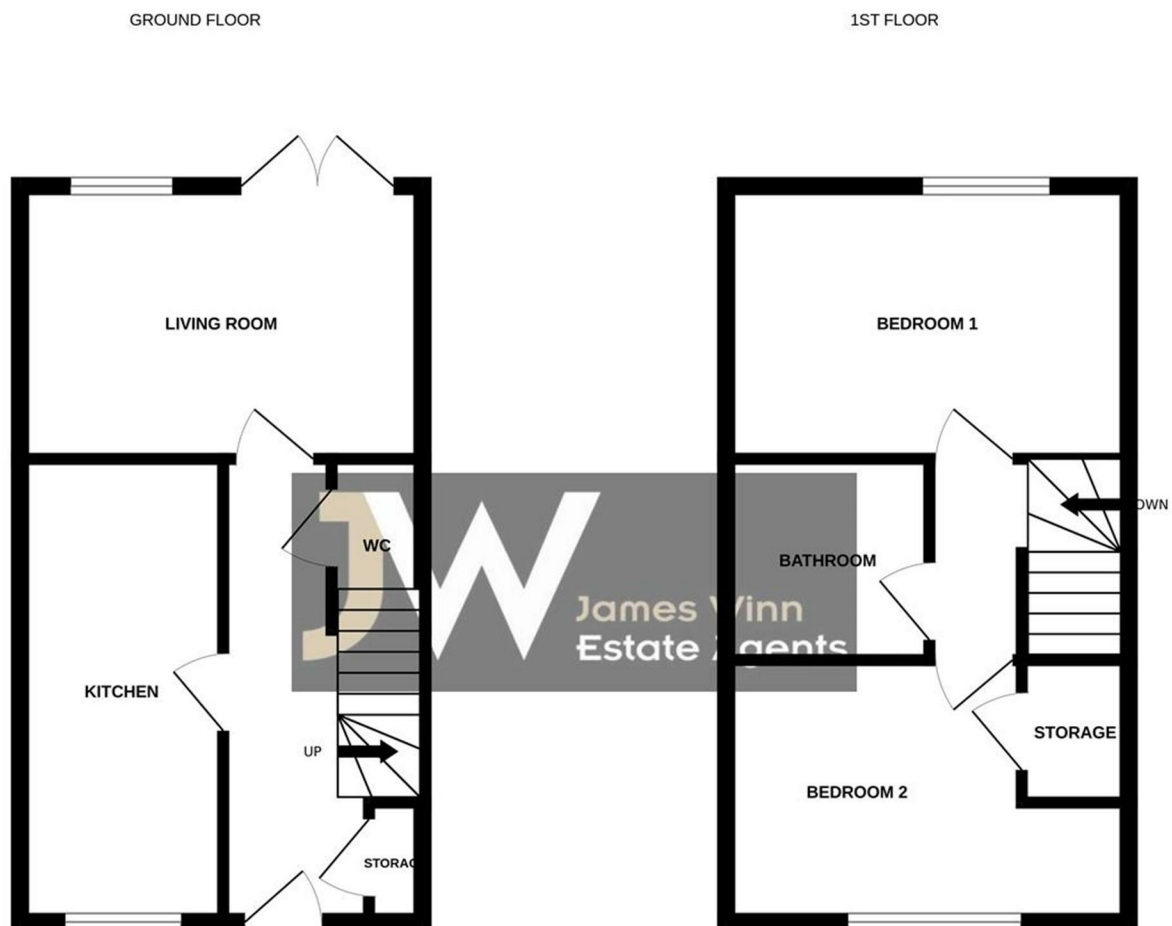
BROADBAND SPEED:

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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