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24 Swan Way, Sowerby Thirsk YO7 3SN

Situated within a new development in Thirsk, this very large immaculately presented detached house was built by Taylor Wimpey. It is ideally located close by to schools and other local amenities. Over two levels the accommodation includes an entrance hall, a cloakroom/w.c., a lounge, an open plan dining kitchen with built in appliances, utility room, a first floor landing with two storage cupboards, two large double bedrooms both with en-suite shower rooms, one benefiting from fitted wardrobes, two further double bedrooms and a luxury family bathroom. To the exterior of the property there is a very private large rear garden with patio area, an over sized private driveway to the front and an integral garage. With the benefits of over looking the green, double glazing, the remainder of its NHBC guarantee & central heating, viewing is recommended to appreciate the size, presentation and location of the accommodation on offer. Council Tax Band 'E' - EPC rating 'B'.

Offers Over £425,000

LOCATION

The property is situated at the Southern end of Sowerby on a new development with access to cycle routes. The property has nice plot on this popular site and we feel its position sets it apart from houses within the development. 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

Proceed along Westgate from the Market Place and take the second exit at the mini roundabout onto Topcliffe Road. Proceed down Topcliffe Road and turn right at the second second roundabout. Proceed along the road and take the left hand turn onto Swan Way where the property is located at the top of the street on the right.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

16'2" x 6'3" (4.95m x 1.93m)

With entrance door to the front elevation, spindle bannister staircase to the first floor, tiled floor and radiator.



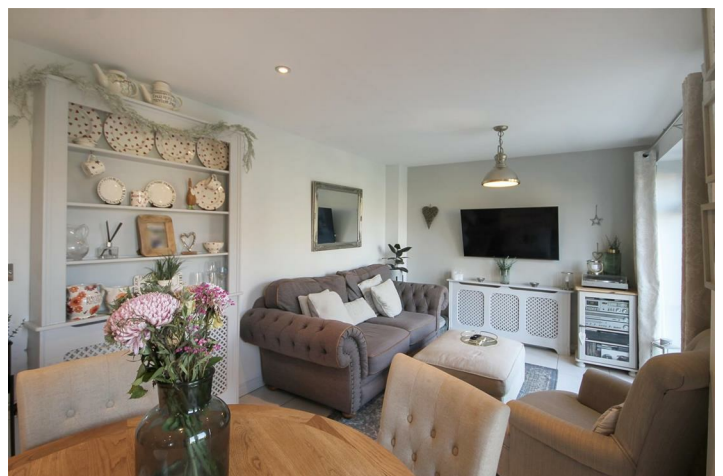
LIVING ROOM

18'2" x 10'9" (5.54m x 3.30m)

With double glazed window to the front elevation, telephone point, television point and radiators.



KITCHEN DINER
26'8" x 9'8" (8.13m x 2.95m)



KITCHEN

15'3" x 9'8" (4.67m x 2.95m)

Including a fitted range of wall and base units incorporating rolled edge work surfaces, one and a half bowl sink unit with mixer taps over, integrated stainless steel electric oven & 5 ring gas hob, extractor hood & light, dishwasher, fridge freezer, spotlights, underlighting, tiled floor, plinth led lighting and double glazed patio doors & windows to the rear garden. Open to Dining Room.



DINING ROOM

11'3" x 9'8" (3.45m x 2.95m)

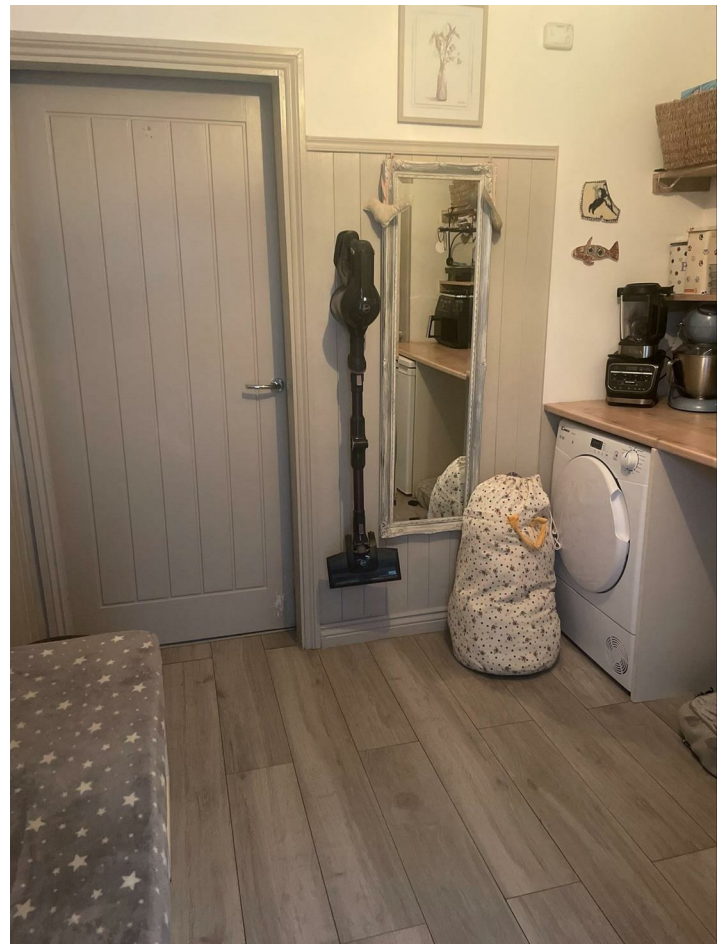
With double glazed patio doors to the rear garden, spotlights, television point and radiators. Open to Kitchen.



UTILITY ROOM

8'2" x 8'0" (2.5m x 2.45m)

With double glazed door to the side elevation leading to rear garden, work surface and shelving above, space for tumble dryer and further under counter appliances, boiler and a radiator.



CLOAKROOM/W.C.

With modern white suite comprising of a low level w.c., pedestal wash hand basin, tiled floor, part tiled walls, extractor fan, spotlights and vertical heated towel rail.

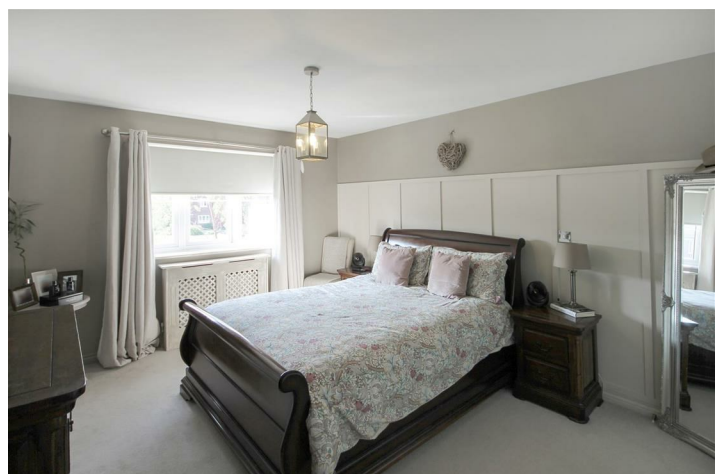
FIRST FLOOR LANDING

With doors to all rooms, storage cupboard, radiator, airing cupboard and access to the loft.

MASTER BEDROOM

15'3" x 11'1" (4.65m x 3.40m)

With double glazed window to the front elevation, fitted wardrobes, telephone point, television point, en-suite shower room and radiator.



MASTER EN-SUITE SHOWER ROOM

Including a modern three piece suite comprising of a step in double shower cubicle, wall mounted hand basin, low level w.c, part tiled walls, vertical heated towel rail, extractor fan, spotlights and double glazed window to the side elevation.



BEDROOM 2

11'10" x 9'6" (3.63m x 2.90m)

With double glazed windows to the front elevation, en-suite shower room and radiator.



GUEST EN-SUITE SHOWER ROOM

Including a modern three piece suite comprising of a step in DOUBLE shower cubicle, wall mounted hand basin, low level w.c., part tiled walls, vertical heated towel rail, extractor fan, spotlights and double glazed window to the side elevation.



BEDROOM 3

10'4" x 8'9" (3.15m x 2.69m)

With double glazed window to the rear elevation, partial view to fields and radiator.



BEDROOM 4

10'2" x 8'5" (3.10m x 2.57m)

With double glazed window to the rear elevation,
partial view to fields and radiator.



FAMILY BATHROOM

Including a modern three piece suite comprising of a panelled bath, wall mounted hand basin, low level w.c., part tiled walls, extractor fan, spotlights, vertical heated towel rail and double glazed window to the rear elevation.



EXTERIOR



REAR GARDEN

Mainly laid to lawn with fenced boundaries and patio area.



GARAGE

With up and over door, light & power.

VIEWING

Viewing is Strictly By Appointment Only.

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.

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.

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: Driveway off road parking

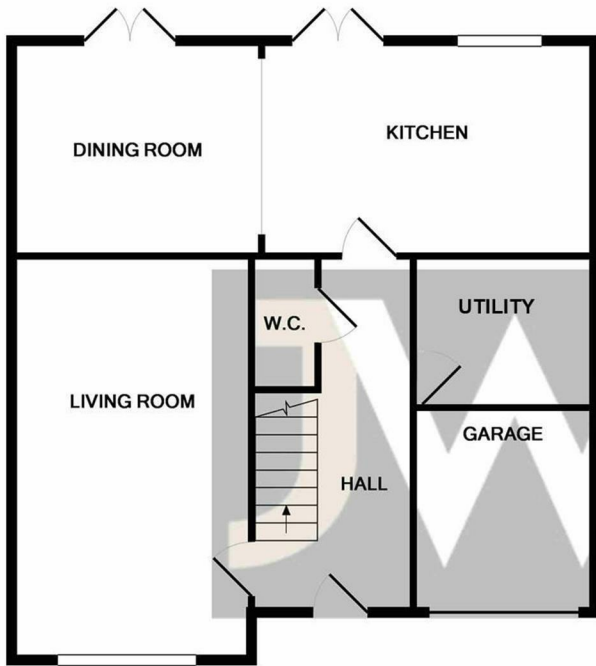
BROADBAND SPEED:

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/>

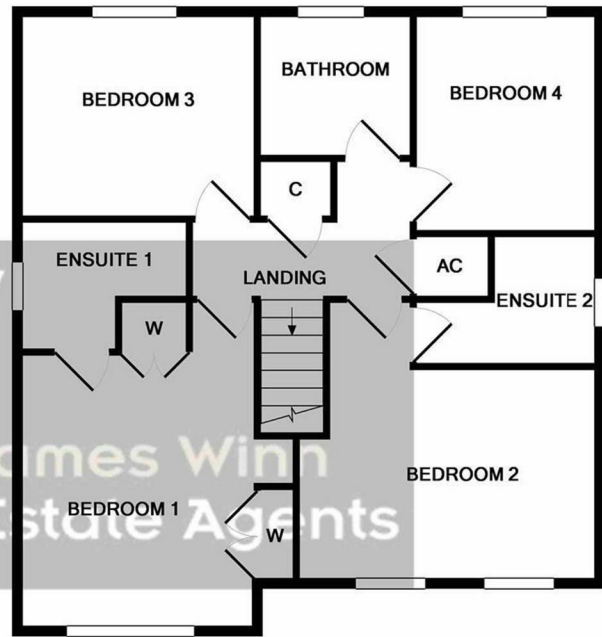
ELECTRIC CAR CHARGER: N/A

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.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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