



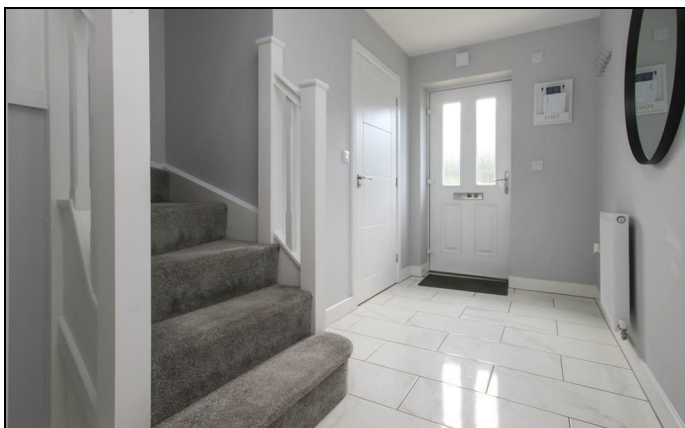
**James Winn**  
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### **41 Primrose Drive, Sowerby Thirsk YO7 3FG**

Available to rent is this large detached and upgraded family home located on a good sized plot on the Sowerby Gateway development. Internal accommodation comprises of a spacious entrance hall, a cloakroom/w.c, a lounge, a fantastic sized dining family kitchen with integrated appliances & French doors to the garden, a 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, a rear garden laid to lawn with raised timber decking with a pergola and a lengthy driveway leading to the detached garage. With the added benefits of gas central heating & double glazing, viewing is highly advised to appreciate the size, location & plot of the accommodation on offer. SORRY NO PETS.

EPC - B

Council Tax Band - E

**£1,450 PCM**

## 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 straight to where the property is located on the left hand side corner plot.

## THE ACCOMODATION CONSISTS OF

### ENTRANCE HALL

13'9" x 5'4" (4.21 x 1.65)

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



### CLOAKROOM/W.C

6'9" x 2'11" (2.06 x 0.89)

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



**LIVING ROOM**

15'9" x 10'8" (4.82 x 3.27)

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



**KITCHEN DINER**

14'3" x 19'4" (4.35 x 5.90)

With a rear facing UPVC double glazed window, rear facing French doors with access to garden, laminate flooring, a range of wall, drawer & floor units, integral fridge + freezer, double oven, gas hob, plumbing for washing machine, stainless steel sink + drainer and a radiator.



**FIRST FLOOR LANDING**

**BEDROOM ONE**

12'10" x 11'3" (3.93 x 3.44 )

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



**EN SUITE/W.C**

4'6" x 6'10" (1.39 x 2.10)

With a step in shower, low level w.c, pedestal wash hand basin and a radiator.



**BEDROOM TWO**

10'5" x 9'3" (3.19 x 2.84)

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



**BEDROOM THREE**

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

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



**BEDROOM FOUR**

9'5" x 10'0" (2.89 x 3.07)

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



**HOUSE BATHROOM/W.C**

7'1" x 6'4" (2.16 x 1.94)

With a side facing UPVC double glazed window, panelled bath with shower over, low level w.c, pedestal wash hand basin and a radiator.



### GARDEN

With mostly laid lawn, stone patio, raised decking seating area with pergola, external power, external tap and side gated access.



### GARAGE/PARKING

With a manual up & over door, power, lighting, overhead storage and off street parking for two vehicles.



## EXTERNAL



## RENT

Rents are normally quoted on a calendar month basis. In addition, the Tenant is usually responsible for Council Tax, Water Rates, Gas, Electricity and Telephone costs.

Rents are payable by standing order (unless alternative arrangements are agreed in advance) to our Company bank account monthly in advance, with the first month's rent due before taking occupation of the premises.

## OFFER APPLICATION

Having decided on a property, you will need to complete a written application form. At this time any details or requirements can be provisionally agreed, such as occupancy date, duration of the letting, etc.

## DEPOSIT

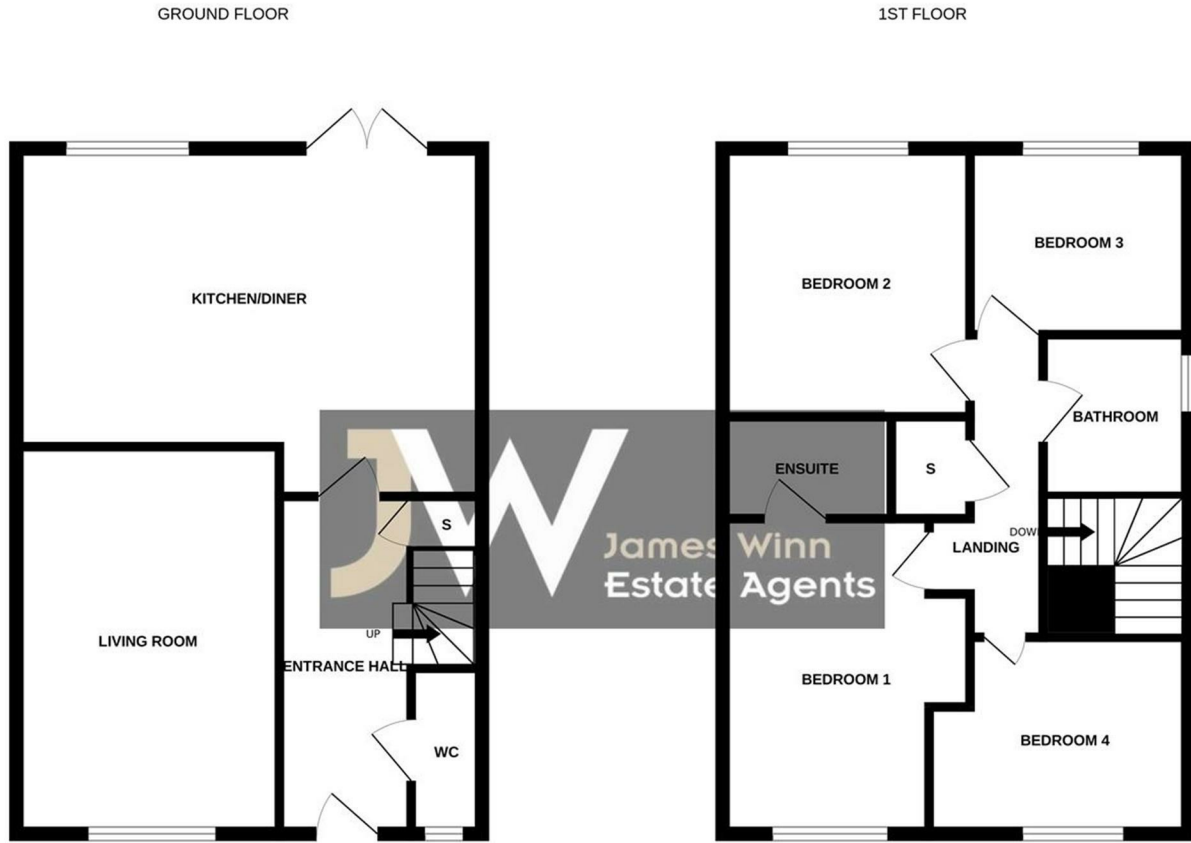
A deposit (or 'bond') is normally required prior to occupation. This is normally equal to five weeks rent. Check with our representative. Where we are managing the property, this deposit will be either; a) held by us and covered by insurance, or b) forwarded to the government authorised custodial body. We will inform you in writing of which scheme is used. Where we are not managing the property any tenancy deposit which is required will be taken by the Landlord. The deposit is held to cover any breakages, damage, rent arrears or other tenant liabilities. Where we are managing, at the end of the tenancy we will check the property in the presence of the Tenant and assess any damages and deductions due. Please note that the deposit cannot be used by the Tenant to cover rent.

## RENTAL CLAUSES

1/ 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. 2/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 3/ 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



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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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