



**James Winn**  
Estate Agents

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### **3 Croft Gardens, Sowerby YO7 1NF**

An opportunity to purchase this beautifully decorated detached bungalow situated in a sought after cul de sac in Sowerby within easy reach of the Market Place. The property offers spacious and recently decorated accommodation to include a porch, an entrance hall, a very large kitchen diner, a living room with doors onto the south facing garden, a master bedroom with en-suite, a further double bedroom and a house bathroom. To the exterior of the property there is the aforementioned enclosed south facing garden and a lengthy driveway. The property has the benefits of double glazing, gas central heating and wood burning stoves in both the kitchen & living room. Viewing is highly recommended to appreciate the size, presentation and layout of this unique bungalow.  
Council Tax 'tbc' - EPC 'tbc'.

**Asking Price £370,000**

### LOCATION

Situated within walking distance of the town centre in the Sowerby part of Thirsk on a residential cul de sac of just 8 detached bungalows. 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 and main line East Coast railway station.

### DIRECTIONS

Leaving Thirsk via Westgate take the first exit at the mini roundabout onto Sowerby Road. Take the right hand turn onto Green Lane East, then the left hand turn onto Croft Heads. When on Croft Heads, Croft Gardens is a turning on the right hand side where the property is located on the left.

### ACCOMMODATION COMPRISES

#### PORCH

With double glazed entrance door and window.

#### ENTRANCE HALL

With front facing double glazed entrance door and window, radiator and access to loft.





**LIVING ROOM**

18'5 x 11' (5.61m x 3.35m)

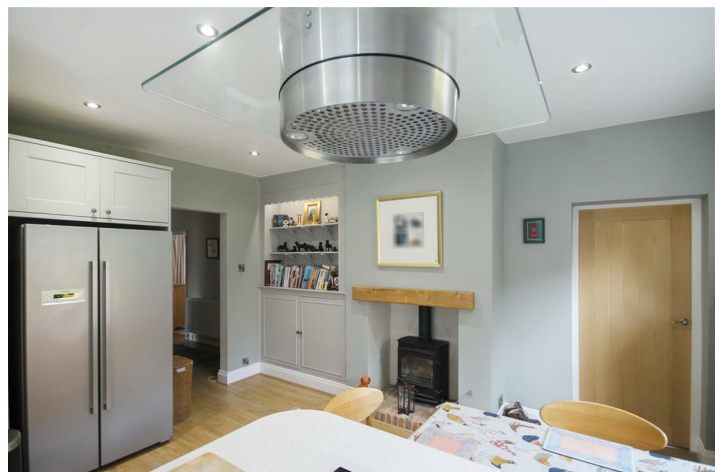
With rear facing double glazed patio doors, Velux roof window, television point, fireplace with recessed multi-fuel stove & timber mantle and radiator.



**KITCHEN**

17'2 x 15'6 max (5.23m x 4.72m max)

With side and rear facing double glazed windows, a recently fitted range of base, wall and drawer units, work surfaces, tiled splash backs, sink unit with mixer taps over, built in oven, hob, feature extractor hood & light, integrated dishwasher, plumbing and space for a washing machine, recessed multi-fuel stove, built in storage and shelving.



### MASTER BEDROOM

12'4 x 11'5 (3.76m x 3.48m)

With front facing double glazed bay window, door to en-suite and radiator.



### EN-SUITE

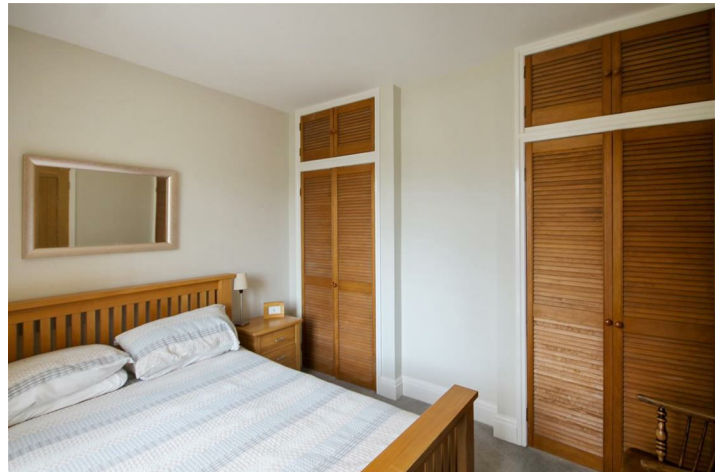
With Velux roof window, a modern three piece suite comprising of a step in shower cubicle, hand basin with vanity unit, low level w.c., vertical heated towel rail and extractor fan.



**BEDROOM**

11'1 x 9'11 (3.38m x 3.02m)

With front facing double glazed window, fitted wardrobes and radiator.



## BATHROOM

With side facing double glazed window, a modern three piece suite comprising of a step in shower cubicle, hand basin with vanity unit, low level w.c., fully tiled walls, vertical heated towel rail and extractor fan.



## REAR GARDEN

Good sized rear garden laid to lawn with fenced boundaries, summer house, shed, planted borders, decked section & patio.





EXTERNAL



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.

**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 for multiple cars

**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/>

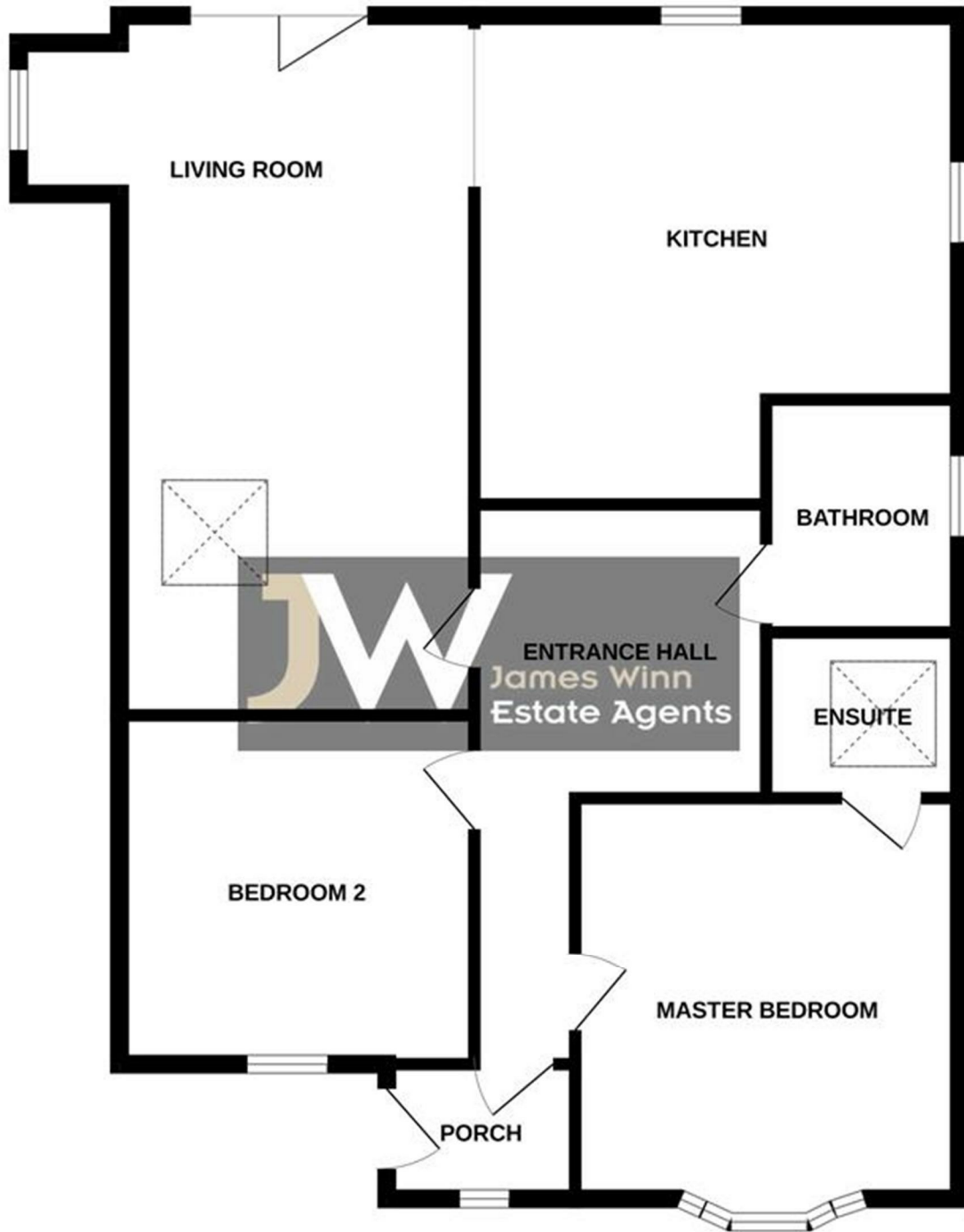
**ELECTRIC CAR CHARGER:** N/A

**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  
956 sq.ft. (88.8 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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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