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12 Acacia Drive, Sowerby Thirsk YO7 1GU

An opportunity to purchase this recently built, modern, self contained, semi detached bungalow situated on an over 55's complex within walking distance of Thirsk Market Place and other local amenities. The property is located on Herriot Gardens which consists of 26 self contained bungalows & 64 apartments located in Orchid House. As a resident of Herriot Gardens you have access to 3 communal lounges, a bistro and a range of social activities. Over one level the well presented accommodation comprises of an entrance hall, a modern fitted dining kitchen with integrated appliances, a spacious living room, two double bedrooms and a stylish wet room. To the exterior there is a front garden, an enclosed rear garden with a view to Sutton Bank and a parking space. With the added benefits of gas central heating, double glazing, 24/7 care line, access to the communal residents areas in Orchid House & NO ONWARD CHAIN, viewing is essential to appreciate the size, location, aspect and presentation of the accommodation on offer.

Council Tax 'C' - EPC 'B'.

Management information - please ask agent

£240,000

LOCATION

The property is situated at the Southern end of Sowerby on a new over 55's development located within walking distance of Thirsk and other local amenities such as an Aldi supermarket, a hotel, a cafe and beauty room. There is easy access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate.

DIRECTIONS

Leaving Thirsk via Westgate take the first turning at the mini-roundabout onto Topcliffe Road. Continue down Topcliffe Road and take the left hand turn onto Gravel Hole Lane then turn right onto Acacia Drive. Follow the road round to where the property is located before the apartments, on the right hand side at the end of the street.

ENTRANCE HALL

With front facing entrance door and windows, storage cupboards, radiator and access to the boarded loft via a built in ladder.



LIVING ROOM

16'4" x 11'5" (4.98m x 3.48m)

With rear facing double glazed windows overlooking garden, TV point and radiator.



KITCHEN DINER

12'3" x 12'3" (3.73m x 3.73m)

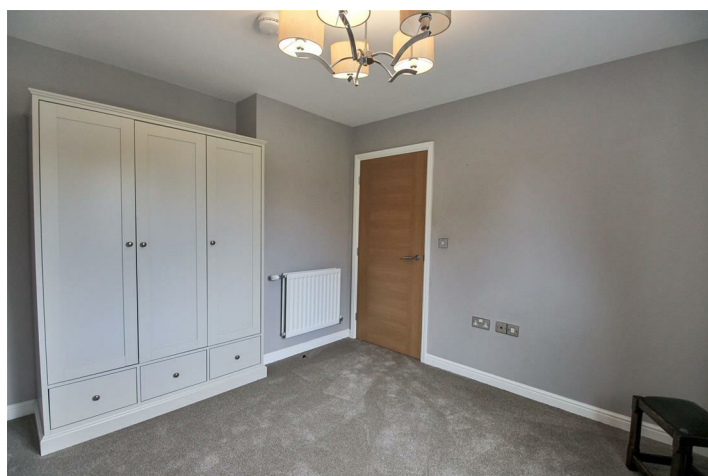
With rear facing double glazed door and windows, fitted kitchen comprising base, wall and drawer units, roll edge work surfaces, stainless steel sink and drainer with mixer tap, built in electric oven, electric hob and extractor hood, integrated fridge freezer and dish washer, space and plumbing for washing machine and a radiator.



BEDROOM 1

10'9" x 8'10" (3.28m x 2.69m)

With front facing double glazed windows and radiator.



BEDROOM 2

11'1" x 10'5" (3.38m x 3.18m)

With front facing double glazed windows and radiator.



SHOWER ROOM

7'2" x 6'6" (2.18m x 1.98m)

With side facing double glazed window, walk in shower, pedestal sink, low level wc, tiled walls and heated towel rail.



GARDEN

Laid to lawn with mature border planting, patio area, path to rear gate and garden shed.



EXTERNAL



VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

CLAUSES AND TENURE

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:

WATER METER: Yes

PARKING ARRANGEMENTS: Driveway at rear of property

BROADBAND SPEED:

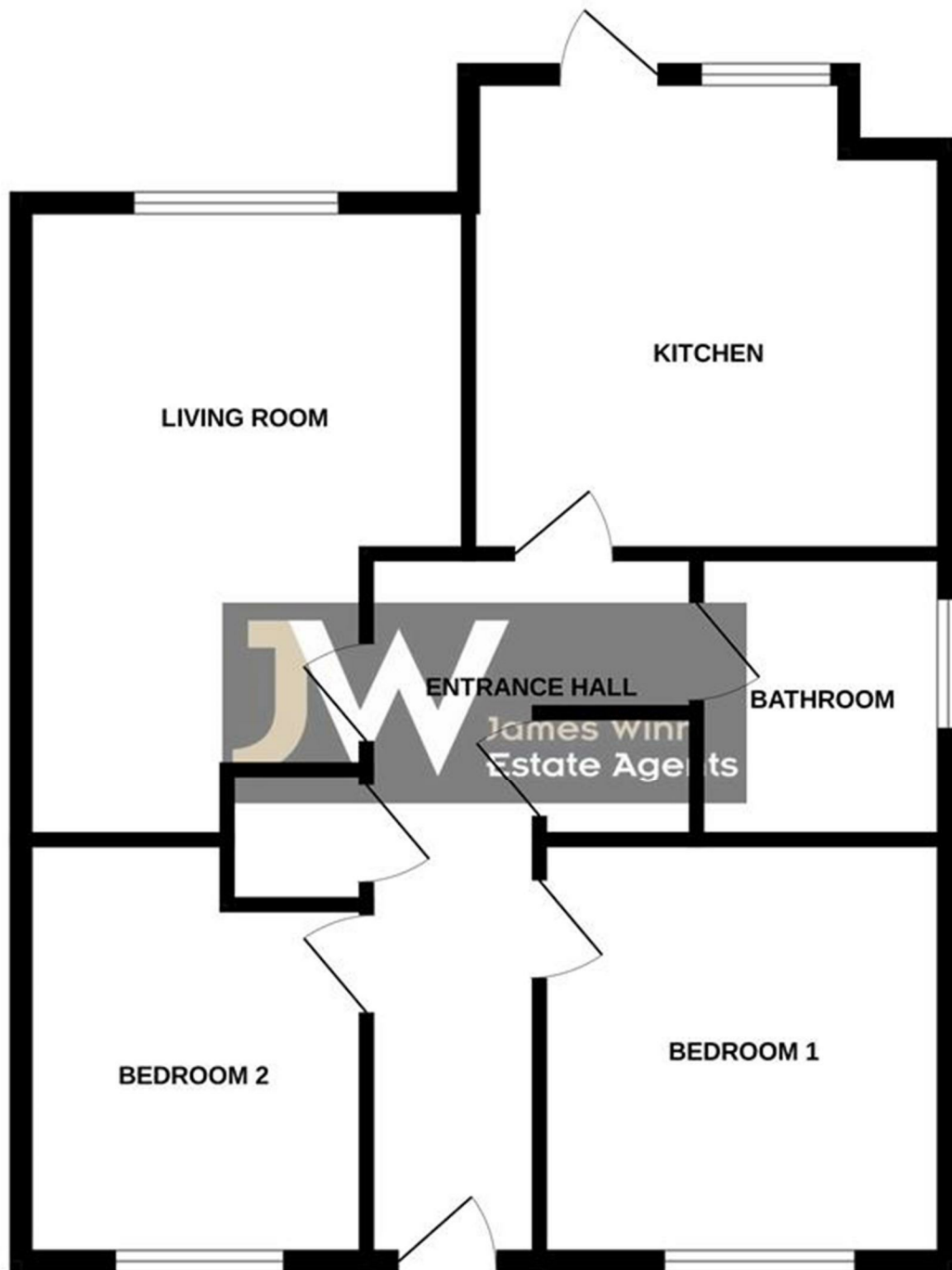
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

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



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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