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20 Poppy Drive, Sowerby Thirsk YO7 3SJ

Available chain free is this stunning, four bedroom, detached, recently built house located at the Southern end of Sowerby on the new Sowerby Gateway development which is within easy walking distance of shops, schools, supermarket and Thirsk Market Place. Over two floors the accommodation comprises of an entrance hall with storage cupboards, a cloakroom/w.c., an open plan kitchen/dining/living area with integrated appliances in the kitchen & patio doors to the garden from the living room, a galleried first floor landing, a master bedroom with dressing area & 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, an enclosed South facing rear garden and a driveway leading to the garage which has a utility area at the rear.

Council Tax Band 'E' - EPC 'B'

Asking Price £329,995

LOCATION

The property is situated at the Southern end of Sowerby on a new development with access to cycle routes and the new supermarket & cafe. 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

Leaving Thirsk Market Place via Westgate take the second turning at the mini roundabout onto Topcliffe Road. Proceed down Topcliffe Road past the school, once at the roundabout take the second turning onto Oak Drive follow the road down and turn left onto Honeysuckle Drive. Continue to where the road turns into Poppy Drive where the property is located in front of you.

ENTRANCE HALL



CLOAKROOM WC



OPEN PLAN KITCHEN/DINING/LIVING AREA



KITCHEN

10'2" x 9'1" (3.10m x 2.77m)



DINING AREA

9'1" x 5'6" (2.77m x 1.68m)



LIVING AREA

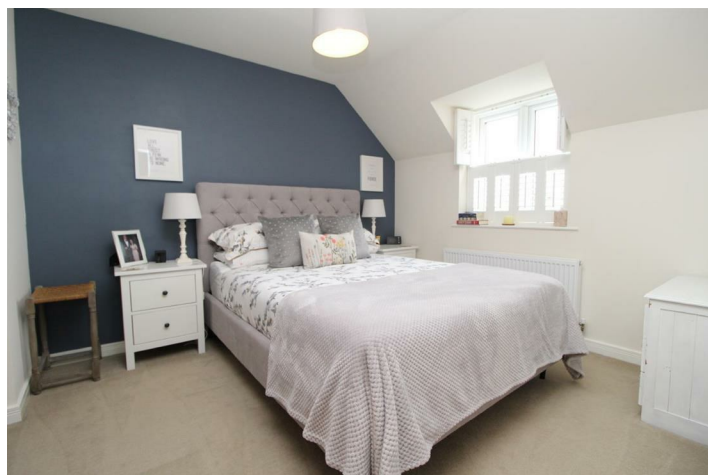
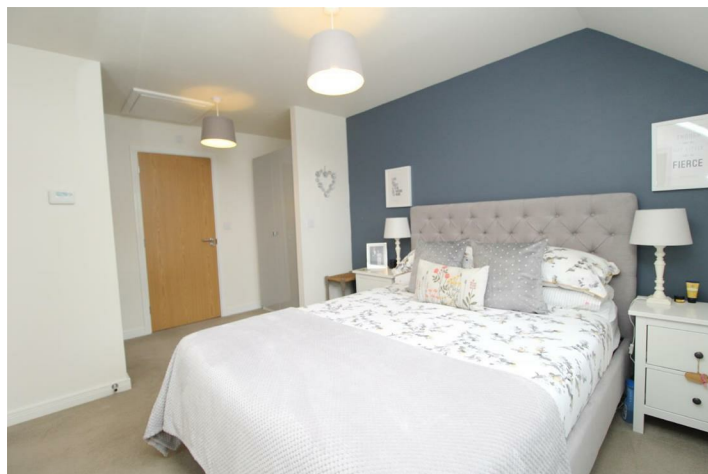
16'0" x 11'6" (4.88m x 3.51m)



FIRST FLOOR LANDING



MASTER BEDROOM
10'9" x 9'8" (3.28m x 2.95m)



EN SUITE



BEDROOM TWO

14'11" x 8'9" (4.55m x 2.67m)



BEDROOM THREE

12'7" x 8'9" (3.84m x 2.67m)



BEDROOM FOUR

8'7" x 6'11" (2.62m x 2.11m)



BATHROOM



GARAGE

19'10" x 9'10" (6.05m x 3.00m)



EXTERNAL



VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

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.

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: £139.89 per annum

WATER METER: Yes

PARKING ARRANGEMENTS: Garage and driveway

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
APPROX. FLOOR
AREA 635 SQ.FT.
(59.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 635 SQ.FT.
(59.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1271 SQ.FT. (118.0 SQ.M.)

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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