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20 Queens Gardens, Sowerby YO7 1NH

With a long-reaching, south-west facing garden, this four bedroom semi-detached home is actually located on the ever-sought after Back Lane in Sowerby. The current owners purchased the property in 2014, and have since renovated the entire property throughout, offering it now for sale with no onward chain. On entering via the front door, a right from the entrance hall leads into a spacious lounge with decorative electric stove, and dual aspect windows welcoming natural light. The kitchen dining space is a left from the hall. An 'L' shaped room, a large dining table sits to the front with a modern, contemporary kitchen occupying the rear. The kitchen extends to the right, useful as a utility space or breakfast bar, with in-built understairs pantry. There is a further cloakroom/storage cupboard located in the hallway. Upstairs are four double bedrooms, with house bathroom and W.C separate. The two larger bedrooms occupy the front of the property with windows to the front aspect; the primary benefits from two built-in closets over-stairs and an alcove for freestanding furniture, whilst the secondary features built-in wardrobes, an alcove for freestanding wardrobe and window to front aspect. The third bedroom and fourth bedrooms overlook the rear garden. The house bathroom is a two-piece suite, with panelled bath and shower over and wash hand basin - with a separate W.C. The loft is part-boarded with loft ladder access. Externally, the rear garden is south-west facing, private and enclosed with both a large area mainly laid to lawn and a raised patio area perfect for entertaining. There is a single garage which has been converted into two small rooms, storage to the front and playroom to the rear. The side driveway is shared to access the individual garages, but the front garden has been removed to create ample space for off-street parking.

EPC - C Council Tax Band - C

£325,000

LOCATION

Situated within the sought after Sowerby part of Thirsk. 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

Leaving Thirsk Market Place via Westgate take the first turning at the mini roundabout on the left onto Sowerby Road, follow the road down until you approach Front Street and turn Right onto Back Lane to where the property is located on the right hand side.

THE ACCOMMODATION



LOUNGE

A spacious lounge with decorative electric stove, and dual aspect windows welcoming natural light.



KITCHEN DINER

The kitchen dining space is a left from the hall. An 'L' shaped room, a large dining table sits to the front with a modern, contemporary kitchen occupying the rear. The kitchen extends to the right, useful as a utility space or breakfast bar, with in-built understairs pantry.



PRIMARY BEDROOM

The primary benefits from two built-in closets over-stairs and an alcove for freestanding furniture. Window to front aspect.



BEDROOM 2

The secondary features built-in wardrobes, an alcove for freestanding wardrobe and window to front aspect.



BEDROOM 3

The third bedroom overlooks the rear garden with window to rear aspect.



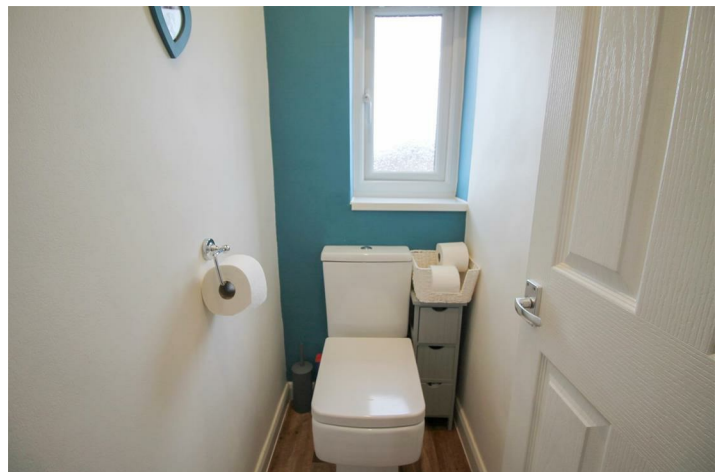
BEDROOM 4

The fourth bedroom overlooks the rear garden with window to rear aspect.



BATHROOM / W.C.

The house bathroom is a two-piece suite, with panelled bath and shower over and wash hand basin - with a separate W.C.



EXTERNAL

Externally, the rear garden is south-west facing, private and enclosed with both a large area mainly laid to lawn and a raised patio area perfect for entertaining. There is a single garage which has been converted into two small rooms, storage to the front and playroom to the rear. The side driveway is shared to access the individual garages, but the front garden has been removed to create ample space for off-street parking.



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: No

PARKING ARRANGEMENTS: Private, off-street 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: No

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.

DISCLAIMER

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.

VALUATION SERVICES

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.

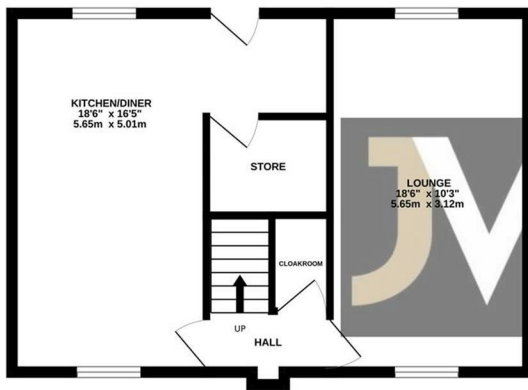
MORTGAGE & FINANCIAL ADVICE

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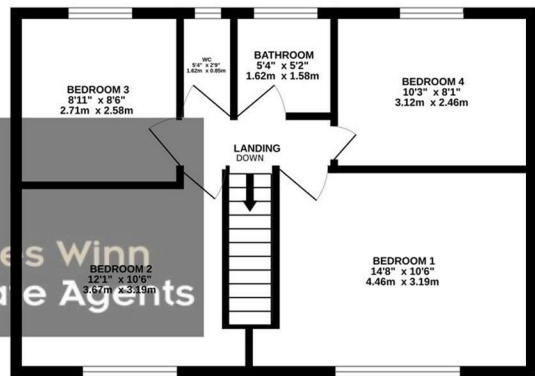
VIEWING

Viewing strictly by appointment.

GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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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