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25 Hazel Wood Crescent, Thirsk YO7 3FQ

Occupying an enviable corner plot, located at the head of a private cul-de sac, this modern three bedroom semi-detached home on Hazel Wood Crescent. On entering the front door, a right turn opens into a contemporary living room with cushion flooring in wood effect and is flooded with natural light via window to the front aspect. Directly through the living room, into the kitchen diner with gas hob, integrated appliances, wood flooring and French doors opening into a private, enclosed and south-facing rear garden. The rear garden has been professionally landscaped with raised beds, seating, extended patio, bin store area and shed. There is also a downstairs W/C. To the first floor, there are three bedrooms, one with en-suite, and a modern three-piece bathroom suite. The primary bedroom sits to the front, with large window to front aspect, built-in wardrobes and a stylish three-piece en-suite with tiled walls, walk-in shower, wash hand basin and W/C. The second bedroom is directly across the landing, again double sized, with window to the rear elevation. The third bedroom borders the second, with window to rear aspect and alcove for freestanding wardrobe or single desk. The three-piece house bathroom has been finished to a high standard with part-tiled walls, bathtub with shower attachment, wash hand basin and W/C. Furthermore, the property benefits from a driveway at the side for two vehicles and small grassed area to front. This property also benefits from a remaining eight years on the NHBC certificate guarantee.

Council Tax Band - C
EPC - B

£269,500

LOCATION

The property is situated tucked away from the main road at the Southern end of Sowerby on the new Sowerby Gateway development with access to cycle routes, dog walks, supermarket, cafe, hairdresser & hotel. Thirsk Market Place is within walking distance and the estate is extremely handy for access to the A19. 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 right hand turn onto Hazel Wood Crescent and continue to the left. A left hand turn takes you onto a private cul-de-sac branch of Hazel Wood Crescent, where the property is located on the left.

THE ACCOMMODATION



LIVING ROOM

13'10" x 12'0" (4.22m x 3.66m)

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



KITCHEN DINER

15'3" x 9'3" (4.65m x 2.82m)

With TV point, gas hob, integrated appliances, double oven, wall draw and floor units, stainless steel one and a half bowl sink, rear facing window, rear facing french doors, storage cupboard and radiator.



DOWNSTAIRS W.C.

With low level w.c., pedestal sink, heated towel rail, wood flooring.



LANDING

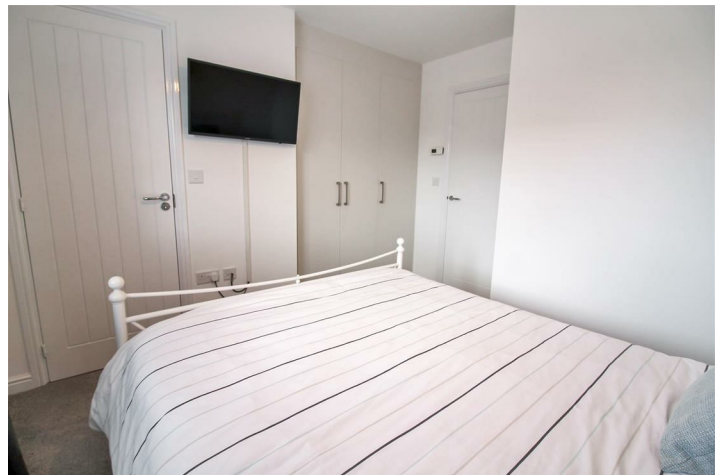
With a radiator.



PRIMARY BEDROOM

9'10" x 10'11" (3.00m x 3.33m)

The primary bedroom sits at the front of this home, with large window to front aspect, radiator, built-in wardrobes.



EN-SUITE

With front facing double glazed window, wash hand basin, low level w.c., shower.



BEDROOM 2

10'7" x 8'7" (3.23m x 2.62m)

With rear facing double glazed windows and a radiator.



BEDROOM 3

11'6" x 6'5" (3.51m x 1.96m)

With rear facing double glazed window and a radiator.



BATHROOM

With panel bath with shower attachment, low level w.c., wash hand basin, tiled flooring and part-tiled walls.



EXTERNAL

The south-facing rear garden has been professionally landscaped with raised beds, seating, extended patio, bin store area and shed. The driveway fits two vehicles, with front garden mainly laid to lawn at the front.



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, off road 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of this or any property. 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 are unable to verify or warranty whether the property is freehold or leasehold so please check with your solicitor should you decide to purchase the property or go to any expense. 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.

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

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

VIEWING

Viewing is Strictly By Appointment Only.

GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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