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5 Cocked Hat Park, Sowerby Thirsk YO7 3HB

Set peacefully in a private residential cul-de-sac, this extended, four bedroom detached home has been renovated to a high standard throughout. Located in close proximity to local amenities and schooling, this beautiful home measures at approximately 1500 square feet over two levels. Entering via the front door, to the left of the hallway, a generous lounge with bay window to the front elevation and open coal/log fire. The dining room is amply proportioned and accesses the kitchen diner and conservatory. The kitchen diner has been thoughtfully enhanced with the addition of the kitchen island, quartz worktops throughout, an abundance of wall and base units, integrated appliances and inset lighting. The utility room matches the kitchen diner, with quartz worktops, more base units, boiler cupboard and freestanding washer/dryer. The conservatory opens out onto the rear garden, benefitting from uPVC windows, wood flooring and power. There is a separate study/office located off of the hallway, with window to the front elevation. To the first floor, the primary and secondary bedrooms sit to the front, both with built-in wardrobes, whilst the primary benefits from a contemporary three-piece en-suite consisting of double-width walk-in shower, wash hand basin and W.C. The third bedroom is a further double room sitting to the rear of the property, with alcove allowing space for freestanding wardrobe or furniture. The fourth bedroom is a single room, with window to the rear aspect. The house bathroom is a stylish four-piece suite, featuring a panelled bathtub, walk-in shower featuring 'rainfall' effect showerhead, wash hand basin and W.C. Externally, this modern home benefits from a well-proportioned rear garden, mainly laid to lawn with fenced borders, with gravelled and paved seating areas for entertaining. To the front, a driveway ample for several vehicles, shrubbed borders, lawned frontage, and a single detached garage with remote controlled door.

£460,000

LOCATION

Situated on a highly regarded residential cul de sac within walking distance of Thirsk Market Place, Secondary & Primary Schools and a supermarket, in 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 proceed into Westgate taking the 1st exit at the mini roundabout onto Topcliffe Road. Continue past the entrance to the secondary school and take the right hand turn onto Cocked Hat Park. Take the first left hand turn, and then follow the road towards the end, when the property will be located on the right.

THE ACCOMMODATION



LIVING ROOM

11'5" x 20'10" (3.49m x 6.36m)

A generous lounge with bay window to the front elevation and open coal/log fire with chimney.



KITCHEN DINER

14'0" x 10'8" (4.27m x 3.27m)

The kitchen diner has been thoughtfully enhanced with the addition of the kitchen island, quartz worktops throughout, an abundance of wall and base units, integrated appliances and inset lighting.



DINING ROOM

11'5" x 10'8" (3.49m x 3.27m)

The dining room is amply proportioned and accesses the kitchen diner and conservatory.



STUDY / OFFICE

7'9" x 7'0" (2.38m x 2.15m)

A separate study/office located off of the hallway, with window to the front elevation.



UTILITY ROOM

7'0" x 6'7" (2.15m x 2.02m)

The utility room matches the kitchen diner, with quartz worktops, more base units, boiler cupboard and freestanding washer/dryer.



CONSERVATORY

11'5" x 9'10" (3.49m x 3.00m)

The conservatory opens out onto the rear garden, benefitting from uPVC windows, wood flooring and power.



PRIMARY BEDROOM

14'11" x 9'11" (4.57m x 3.03m)

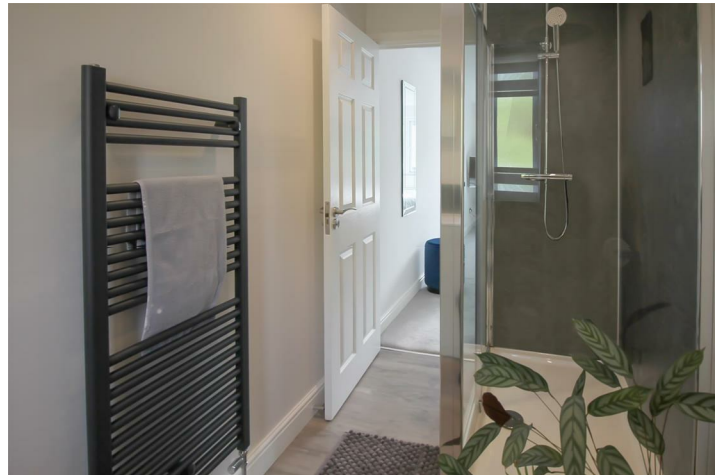
The primary bedroom features built-in wardrobes, window and radiator to the front elevation.



EN-SUITE

9'0" x 5'2" (2.75m x 1.59m)

A contemporary three-piece en-suite consisting of double-width walk-in shower, heated towel rail, wash hand basin and W.C.



BEDROOM 2

11'5" x 9'6" (3.49m x 2.90m)

The second bedroom benefits from built-in storage, window and radiator to the front elevation.



BEDROOM 3

11'5" x 10'11" (3.49m x 3.33m)

The third bedroom is a further double room sitting to the rear of the property, with alcove allowing space for freestanding wardrobe or furniture. Window and radiator to the rear elevation.



BEDROOM 4

9'0" x 8'9" (2.75m x 2.68m)

The fourth bedroom is a single room, with window and radiator to the rear aspect.



BATHROOM

7'11" x 7'9" (2.42m x 2.38m)

The house bathroom is a stylish four-piece suite, featuring a panelled bathtub, walk-in shower featuring 'rainfall' effect showerhead, wash hand basin and W.C.



EXTERNAL

Externally, this modern home benefits from a well-proportioned rear garden, mainly laid to lawn with fenced borders, with gravelled and paved seating areas for entertaining. To the front, a driveway ample for several vehicles, shrubbed borders, lawned frontage, and a single detached garage with remote controlled door, power and lighting.



FURTHER NOTE

This property benefits from an external EV car charger, and a solar panel system located at the rear.

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: Private off-street parking, garage.

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: Yes

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

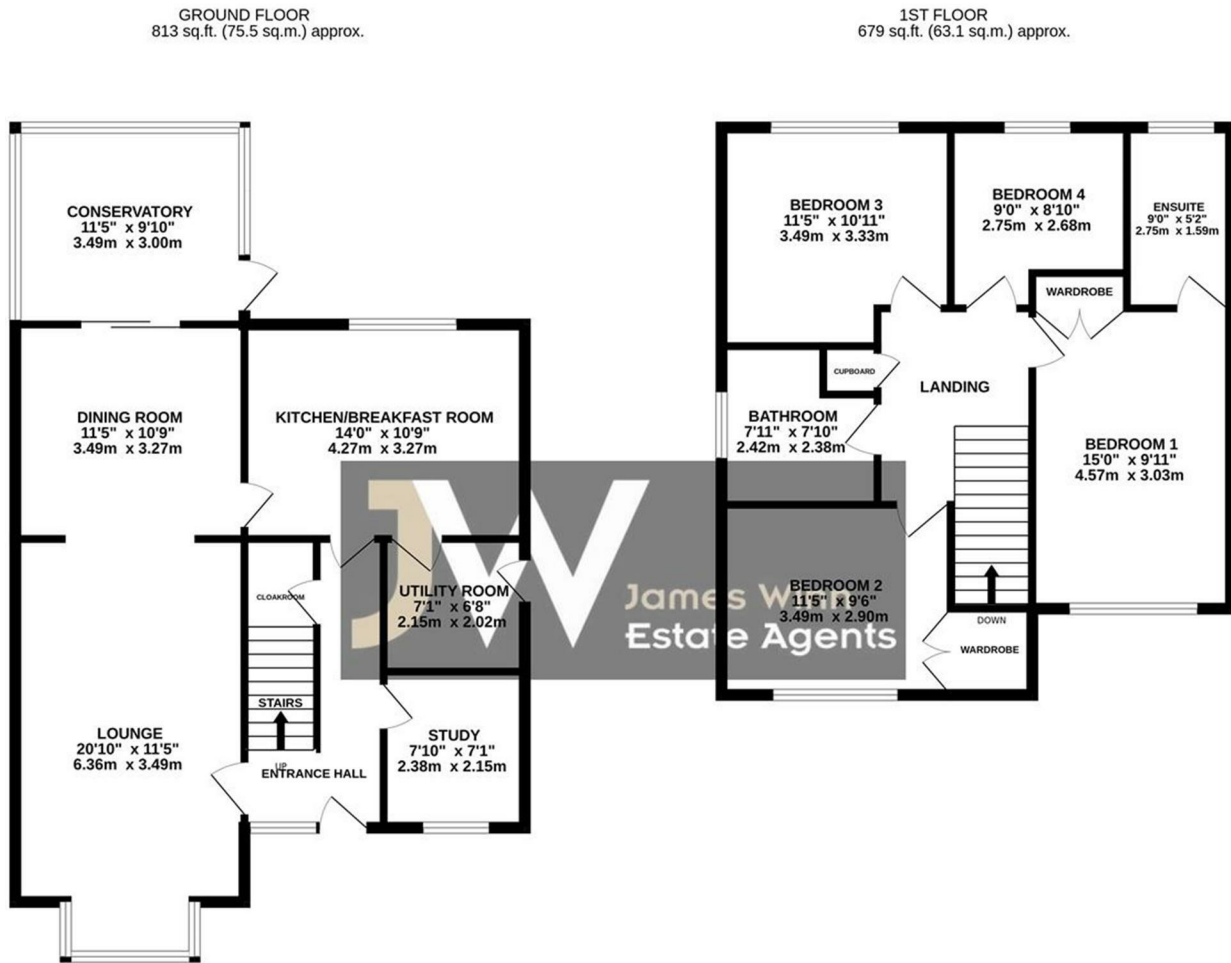
If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

MORTGAGE & FINANCIAL ADVICE

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VIEWING

Viewing strictly by appointment.



TOTAL FLOOR AREA: 1492 sq.ft. (138.6 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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