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Glendale 64a Back Lane, Sowerby Thirsk YO7 1NQ

'Glendale' is a substantial four bedroom detached home, situated on Back Lane in the ever-sought after Sowerby. On entering via the front, the living room is located to the left, neutrally decorated with carpeted flooring and a gas stove at the focal point. Through the hallway and into the kitchen diner which was upgraded five years ago, with wooden worktops, inset sink, integrated dishwasher and fridge and an abundance of wall and base units. The dining room flows through into the sunroom, with dual aspect light, external door, wood flooring and radiators to both rooms. A separate utility room hinges from the kitchen, with external door and window to the side aspect, further worktop space and wall and base units, space for freestanding fridge freezer, and plumbing for washing machine/tumble dryer. There is also a downstairs W.C with wash hand basin. To the first floor, are four double bedrooms. The primary bedroom is located to the front of the home, with built-in wardrobe and the benefit of a three-piece en-suite consisting of walk-in shower, hand basin and W.C. The secondary bedroom is also to the front, benefitting from built-in wardrobes. The third and fourth bedrooms are located to the rear, with views over the garden. The bathroom is a modern four-piece suite, consisting of panelled bathtub, walk-in shower, part-tiled walls and splashbacks, wash hand basin and W.C. Externally, a private and enclosed south-west facing rear garden, mainly laid to lawn, basks in sun with shed to the end. To the front, is a gravelled driveway ample for four/five vehicles, and brick-built garage with up-and-over door, benefitting from power and lighting.

£450,000

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

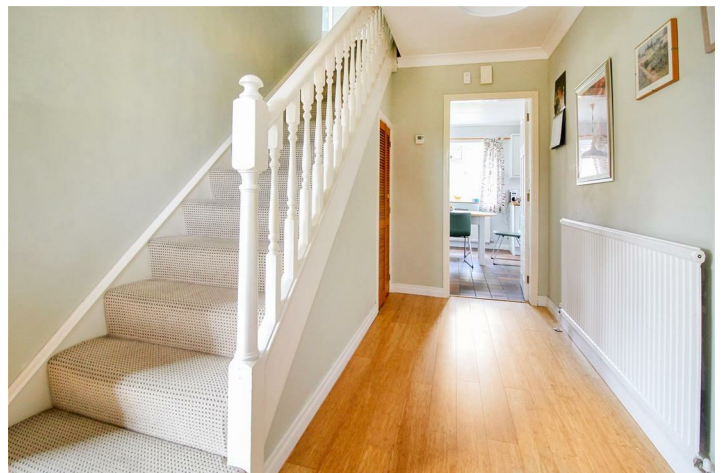
Leaving Thirsk Market Place via Westgate, take the first turning at the mini roundabout on the left onto Sowerby Road, follow the road down until you approach Front Street and turn right onto Back Lane to where the property is located on the right hand side.

THE ACCOMMODATION



ENTRANCE HALL

A long entrance hall with radiator to side, entrance door, wooden flooring and staircase to first floor.



LIVING ROOM

15'8" x 12'8" (4.79m x 3.88m)

Neutrally decorated living room, with radiator to the side, gas stove, window to the front, carpeted flooring.



KITCHEN DINER

15'9" x 11'1" (4.82m x 3.38m)

The kitchen diner which was upgraded five years ago, with wooden worktops, inset sink, integrated dishwasher and fridge and an abundance of wall and base units. Windows to rear and side, radiator to the rear.



DINING ROOM

12'8" x 11'1" (3.88m x 3.38m)

With wood flooring, window to side aspect, radiator to side aspect.



SUN ROOM

12'8" x 11'4" (3.88m x 3.47m)

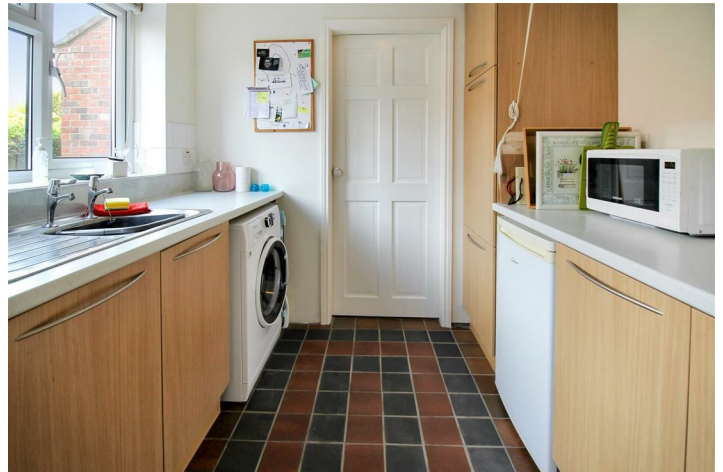
With external door, wooden flooring, lengthways radiator.



UTILITY ROOM

9'4" x 7'10" (2.87m x 2.41m)

A separate utility room hinges from the kitchen, with external door and window to the side aspect, further worktop space and wall and base units, space for freestanding fridge freezer, and plumbing for washing machine/tumble dryer.



DOWNSTAIRS W.C.

A separate W.C. with vanity unit and wash hand basin.



PRIMARY BEDROOM

13'8" x 11'0" (4.19m x 3.37m)

The primary bedroom is located to the front of the home, with built-in wardrobe, two windows to the front aspect, and radiator.



PRIMARY EN-SUITE

9'4" x 4'5" (2.85m x 1.36m)

A three-piece en-suite benefitting from walk-in shower, tiled walls, wash hand basin and W.C.



BEDROOM 2

13'1" x 12'8" (4.01m x 3.88m)

The secondary bedroom is located to the front of the property with built-in wardrobes, wood flooring, window and radiator to front aspect.



BEDROOM 3

11'0" x 9'4" (3.37m x 2.85m)

The third bedroom is located to the rear, with window and radiator to rear aspect.



BEDROOM 4

11'1" x 9'4" (3.38m x 2.87m)

The fourth bedroom is located to the rear with window and radiator to rear aspect.



BATHROOM

9'9" x 8'7" (2.98m x 2.63m)

The bathroom is a modern four-piece suite, consisting of panelled bathtub, walk-in shower, part-tiled walls and splashbacks, wash hand basin and W.C.



EXTERNAL

Externally, a private and enclosed south-west facing rear garden, mainly laid to lawn, basks in sun with shed to the end. To the front, is a gravelled driveway ample for four/five vehicles, and brick-built garage with up-and-over door, benefitting from power and lighting.



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: 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

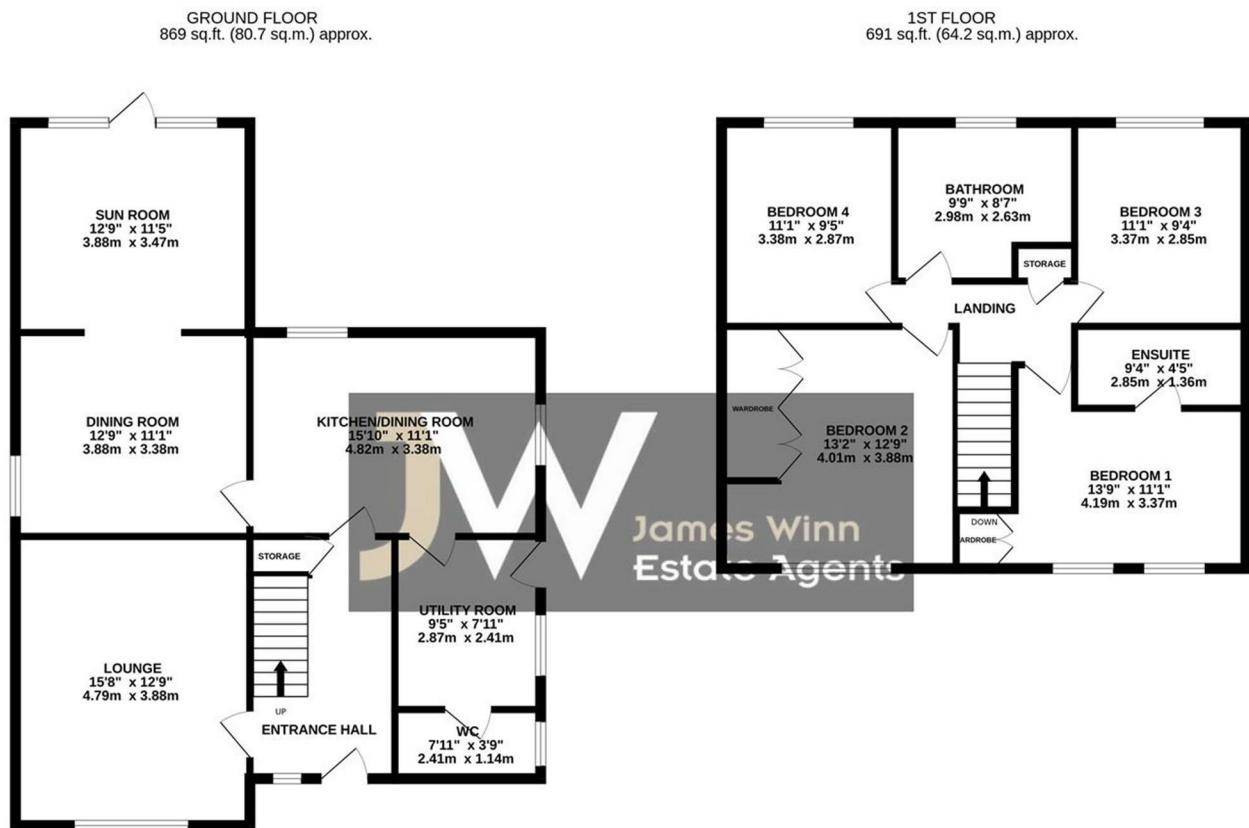
If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

MORTGAGE & FINANCIAL ADVICE

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 strictly by appointment.



TOTAL FLOOR AREA : 1560 sq.ft. (145.0 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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