



James Winn
Estate Agents

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11 Rosemary Close, Sowerby Thirsk YO7 3SL

PLEASE NOTE: The marketing price reflects that this is a shared ownership sale.

Located on the Sowerby Gateway development, this two bedroom, semi detached house on Rosemary Close. Over two floors, the accommodation comprises of an entrance hall, a cloakroom/w.c., a dining kitchen with integrated appliances, a well-proportioned living room with French doors to the garden. A galleried first floor landing, two double bedrooms and a modern house bathroom. Externally, are two allocated parking spaces providing off-road parking and an enclosed south-west facing rear garden with lawn & patio. With remainder of its NHBC warranty, viewing is highly advised to appreciate the size, location and plot of the accommodation on offer.

EPC B. Council Tax Band C.

£142,500

SHARED OWNERSHIP

Shared Ownership Details:

It is our understanding as the agent, that full ownership of the property is also available via the Housing Association related. The relevant marketing material seen reflects a 75% share of the property.

The eligibility criteria as a shared ownership property. Below we've listed some of the main qualifying criteria regarding your eligibility:

- * Your household income is £80,000 a year or less
- * You cannot afford all the deposit and mortgage payments for a home that meets your needs
- * You're a first-time buyer or
- * You used to own a home, but cannot afford to buy one now or
- * You own a home and want to move but cannot afford a new home suitable for your needs or
- * You're forming a new household - for example, after a relationship breakdown or
- * You're an existing shared owner and want to move

LEASE CHARGES & DETAILS

Housing Association: Heylo.

Tenure: Leasehold (125 years from 31/01/2019).

Share Available: 75% (£146,250).

Shared Ownership Rent: £151.97 per month (subject to annual review).

Service Charge: £43.60 per month (subject to annual review).

Guideline Minimum Income: Dual £29,300 | Single £35,400 (based on minimum share and 10% deposit).

Council Tax: Band C, North Yorkshire Council. Priority is given to applicants living and/or working in this local authority.

LOCATION

The property is situated on a good sized plot on the new Sowerby Gateway development, close by to the communal green & play area. 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 left hand turn onto Honeysuckle Way, a right onto Poppy Drive, and then the next right onto Rosemary Close. The property is located near the end, on the left.

THE ACCOMMODATION



LIVING ROOM

13'5" x 8'10" (4.09 x 2.71m)

With rear facing double glazed French windows, TV point and a radiator.



KITCHEN DINER

14'10" x 6'5" (4.54m x 1.97m)

With front facing double glazed windows, a range of base, wall and drawer units, wood effect work surfaces, integrated appliances; fridge/freezer, electric oven, gas hob, extractor hood and washing machine, stainless steel sink and drainer with mixer tap, and a radiator.



DOWNSTAIRS W.C.

With low level w.c., wash hand basin and a radiator.



BEDROOM 1

13'3" x 8'10" (4.05m x 2.71m)

With rear facing double glazed windows and a radiator.



BEDROOM 2

13'3" x 8'1" (4.05m x 2.48m)

With front facing double glazed window, built in storage cupboard and a radiator.



BATHROOM

With low level w.c., wash hand basin, panel bath with shower over, part tiled wall.



EXTERNAL

Externally, are two allocated parking spaces providing off-road parking and an enclosed south-west facing rear garden with lawn & patio.



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: Two allocated parking spaces.

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.

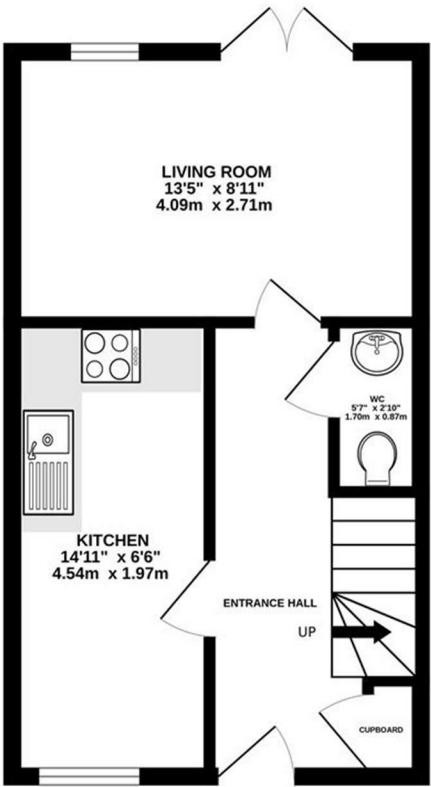
MORTGAGE & FINANCIAL ADVICE

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.

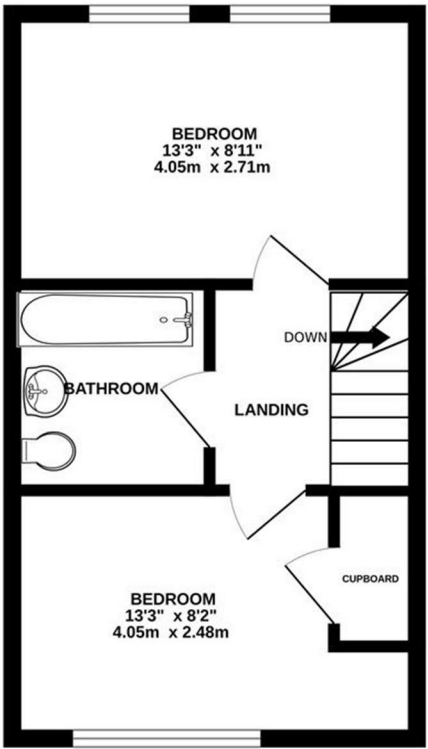
VIEWING

Viewing is strictly by appointment.

GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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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