



James Winn
Estate Agents

Tel: 01845 524488 Fax: 01845 522855

www.jameswinn.co.uk

2 Bakers Alley, 29 Market Place, Thirsk, North Yorkshire, YO7 1HD

thirsk@jameswinn.co.uk



51 Hazel Wood Crescent, Sowerby Thirsk YO7 3FQ

Located on the Sowerby Gateway development, this executive four-bedroom detached home on Hazel Wood Crescent. This home has been tastefully styled to create a contemporary, modern home. On entering via the first floor, the entrance hall opens left into the lounge featuring a window to the front with carpeted floors. The kitchen diner has tiled flooring, wood effect worktops which have been extended to create a breakfast bar, freestanding appliances, in-set stainless steel sink, an abundance of wall & base units, four-ring gas cooker, extractor, and french doors to the rear garden. The kitchen also benefits from an adjacent utility room with plumbing for washing machine and tumble dryer. Furthermore, downstairs features from a W.C and pantry area. To the first floor, are four bedrooms and two bathrooms. The primary bedroom is a generous suite featuring a built-in wardrobe and a three-piece en-suite consisting of walk-in shower, wash hand basin and W.C. The second bedroom is well-proportioned with window to the front aspect. The third, double bedroom features a window to the rear aspect, whilst the fourth bedroom is currently utilised as an office and is located at the rear of the home. The house bathroom is a further three-piece suite, consisting of panelled bathtub with shower over, tiled walls and splashbacks, wash hand basin and W.C. Externally, the rear garden is private, enclosed and south-facing. Sectioned into a beautiful, extended patio area and then mainly laid to lawn with side access available to the front of the property. The garage can house a single car or be used for storage, and does have lighting and power. The driveway can be used to park 2 cars. A further note: the purchase of this home comes with the remainder of a 10-year NHBC guarantee.

£350,000

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. The property will be located on the left hand side.

THE ACCOMMODATION



LOUNGE

15'5" x 11'3" (4.70m x 3.43m)

The lounge featuring a window and radiator to the front with carpeted floors.



KITCHEN DINER

18'8" x 9'7" (5.69m x 2.94m)

The kitchen diner has tiled flooring, wood effect worktops which have been extended to create a breakfast bar, freestanding appliances, in-set stainless steel sink, an abundance of wall & base units, four-ring gas cooker, extractor, and french doors to the rear garden. There is a pantry / under-stairs cupboard additionally.



UTILITY ROOM

6'0" x 5'10" (1.83m x 1.78m)

A utility room with plumbing for washing machine and tumbledryer, boiler, further worktop and base unit space. Accesses cloakroom W.C. and external door onto garden.



DOWNSTAIRS W.C.

5'10" x 3'7" (1.78m x 1.10m)

With W.C. & hand basin.



PRIMARY BEDROOM

13'6" x 10'3" (4.12m x 3.13m)

The primary bedroom is a generous suite featuring a built-in wardrobe, window and radiator to front aspect.



ENSUITE

7'1" x 5'8" (2.17m x 1.75m)

A three-piece en-suite consisting of walk-in shower, wash hand basin and W.C.



BEDROOM 2

13'6" x 10'3" (4.12m x 3.13m)

The second bedroom is well-proportioned with window and radiator to the front aspect.



BEDROOM 3

14'2" x 8'2" (4.33m x 2.50m)

The third, double bedroom features a window and radiator to the rear aspect, with alcove for freestanding furniture.



BEDROOM 4

10'3"x 8'2" (3.13mx 2.50m)

The fourth bedroom is currently utilised as an office and is located at the rear of the home.



BATHROOM

7'6" x 6'4" (2.29m x 1.95m)

The house bathroom is a further three-piece suite, consisting of panelled bathtub with shower over, tiled walls and splashbacks, wash hand basin and W.C.



EXTERNAL

Externally, the rear garden is private, enclosed and south-facing. Sectioned into a beautiful, extended patio area and then mainly laid to lawn with side access available to the front of the property. The garage can house a single car or be used for storage, and does have lighting and power. The driveway can be used to park 2 cars. Shed in rear garden.



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: 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.

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 on 01845 524488 to book an appointment.

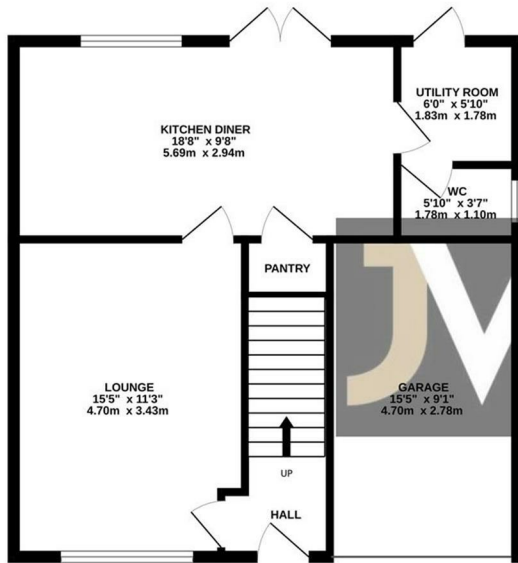
MORTGAGE & FINANCIAL ADVICE

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. 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 on appointment basis only.

GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 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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