



## 23 Saxty Way

Sowerby, Thirsk, YO7 1SG

**Guide price £249,950**



**\*\* WELL PRESENTED 2 BED SEMI DETACHED BUNGALOW \*\*** Good sized lounge | Well equipped kitchen | Two double bedrooms | Recently fitted bathroom | Spacious entrance hall | Rear garden with patio area | Lawned front garden | Private driveway offering ample parking | Detached garage

The property comprises of an entrance hallway, lounge, kitchen, inner hallway, two double bedrooms, and bathroom.

To the front of the property is a front garden mainly laid to lawn with a private driveway offering ample parking and leading down side of property to a detached garage. To the rear of the property is a private garden with a patio area.

The property benefits from gas central heating and uPVC double glazing.

Situated in a sought after residential area providing good access to Thirsk town centre and local amenities.



### Entrance Hall

7'0" x 5'8" (2.14 x 1.75)

Half glazed uPVC double glazed entrance door with side window panel. uPVC double glazed window to side elevation. Radiator. Coving. Smoke alarm. Separate doors opening into kitchen and lounge.

### Kitchen

10'7" x 7'0" (3.24 x 2.14)

Fitted in a range of light beech effect base and wall mounted units with worktops and tiled splashbacks. Electric oven with four ring gas hob and extractor hood over. Stainless steel sink unit with mixer tap. Tumble dryer. Fridge and separate freezer. Microwave. Wall mounted gas fired boiler. uPVC double glazed window to side elevation.

### Lounge

18'9" x 11'1" (max) (5.73 x 3.38 (max))

Feature fireplace with coal effect gas fire with Adam style wood surround and marble effect inlay and hearth. uPVC double glazed window to front elevation. Two radiators. Coving. Smoke alarm. TV point.

### Inner Hallway

Door from lounge opens into inner hallway. Built-in cupboard housing water cylinder and with shelving. Another smaller built-in cupboard. Access to roof space via loft hatch with pull down ladder. Separate doors opening into two double bedrooms and bathroom.

### Bedroom One

15'10" x 9'1" (max) (4.85 x 2.79 (max))

uPVC double glazed window to rear elevation. Built-in wardrobe with wooden sliding doors. Coving. Radiator.

### Bedroom Two

12'0" x 8'11" (3.66 x 2.72)

uPVC double glazed sliding doors open onto rear garden. Coving. Radiator.

### Bathroom

6'11" x 5'4" (2.11 x 1.65)

Modern three piece bathroom suite in white. Shaped bath with shower over and glass shower screen. There is a fixed head chrome shower head and a separate detachable shower head. Pedestal wash hand basin. Low level WC. Ladder style chrome towel rail. Panelled walls. Tiled floor. uPVC double glazed window to side elevation.

### Detached Garage

Wooden double doors. Power and light.

### Outside

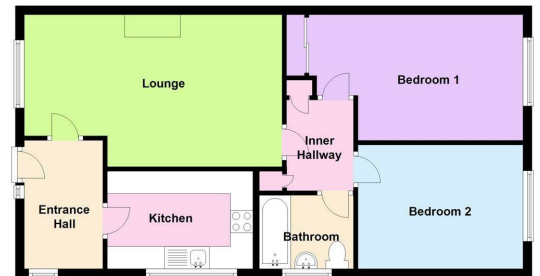
To the front of the property is a garden mainly laid to lawn with a low level brick wall to the front boundary. Flower beds and shrubs to side and end boundary. Wrought iron double gates open onto a block paved driveway, which provides ample off road parking and leads down the side of the property to a detached garage. There is a low level fenced boundary down the side of the drive. The rear garden has a paved patio area and a further gravelled area for ease of maintenance. Trellis screening in the garden with fenced boundaries.

### Area Map

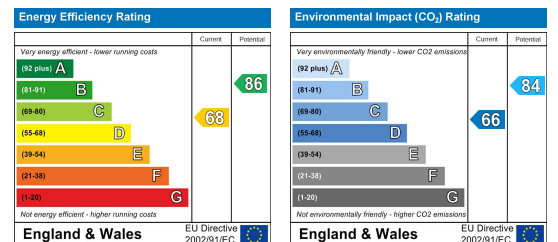


### Floor Plans

Ground Floor



### Energy Efficiency Graph



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