



## Cocked Hat Park, Sowerby, YO7 3HB

£279,995

PRICED TO SELL NOW!!! Modern detached house on popular development. Modern breakfast kitchen with appliances plus lounge & dining room, modern bathroom, en suite & WC plus 3 double bedrooms. MUST BE VIEWED!!!





# 25 Cocked Hat Park, Sowerby, YO7 3HB

We are delighted to offer for sale this modern detached house located on a popular development with access to amenities and transport links plus in catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern breakfast kitchen with appliances plus modern bathroom, en suite and WC. Items of note include French doors to the rear, built in wardrobes to bedroom 1 plus an alarm. There are ample sockets and media points. The property is ready to move in with flooring, curtains and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining room, inner lobby, breakfast kitchen and WC. There are 3 double bedrooms, the master with en suite plus a family bathroom off the first floor landing.

The property benefits from well maintained gardens with a pleasant rear aspect over bungalows. There are lawns, patio and outside tap. There is driveway parking leading to a single garage with power and light.

Tenure - Freehold  
Council Tax - Band D

The property comprises.

## GROUND FLOOR

### Entrance Hall

With fitted flooring

**Lounge 12'8" x 10'10" (3.88m x 3.31m)**

With carpets and blinds.

**Dining Room 9'6" x 8'10" (2.92m x 2.70m)**

With carpets and blinds. French doors leading to rear garden.

### Inner Lobby

With fitted flooring.

**Breakfast Kitchen 11'2" x 9'5" (3.42m x 2.89m)**

Having a comprehensive range of wall and base units with complimenting laminate worktops and upstands plus glass splash back. With oven, hob, hood, dishwasher, washing machine and fridge freezer. Vinyl flooring and blind.

**WC 6'1" x 2'9" (1.86m x 0.84m)**

Having white sanitary ware, tiling and vinyl flooring.

## FIRST FLOOR

### Landing

With fitted flooring. Access to airing cupboard and store.

**Bedroom 1 13'2"(max) x 10'7" (max) (4.03m(max) x 3.25m(max))**

With built in wardrobes plus carpets and blinds.

**En Suite 8'6"(max) x 2'9"(max) (2.60m(max) x 0.85m(max))**

Having white sanitary ware with tiling, floor tiling and vanity basin.

**Bedroom 2 13'6"(max) x 12'2" (max) (4.12m(max) x 3.72m(max))**

With carpets and curtains.

**Bedroom 3 11'1" x 8'7" (3.40m x 2.64m)**

With carpets and curtains.

**Bathroom 6'10" x 5'10" (2.10m x 1.78m)**

Having a modern white suite with shower and screen to bath, vanity basin, chrome ladder radiator, wall and floor tiling plus blind.

## EXTERNAL

The property benefits from well maintained gardens with a pleasant rear aspect over bungalows. There are lawns, patio and outside tap. There is driveway parking leading to a single garage with power and light.







