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Estate Agents



Saxty Way, Sowerby, YO7

Asking Price: £370,000

Saxty Way, Sowerby, Thirsk, YO7

Nestled to the end of a private residential cul-de-sac, this extended, five bedroom detached home on Saxty Way. Offering generous living space ideal for growing families or those looking to upsize, the home provides both convenience and potential located within five minutes of all local amenities. Internally, the accommodation is well-proportioned and arranged over two floors.

On entering via the front door, through the entrance hallway leads into a spacious lounge with gas fireplace and window to the front aspect. The kitchen has been extended to the side to create a practical space, featuring abundant worktop and wall/base units, plumbing for essential units, and a breakfast bar. The dining room is spacious with double doors leading back onto the lounge and a window overlooking the rear garden.

Via the first floor, the primary bedroom is well-sized, with window overlooking the front and built-in wardrobes from side-to-side. The second bedroom is also located to the front of the property with window to the front aspect, and an alcove for freestanding furniture. The third bedroom overlooks the garden, amply proportioned for a double bed and freestanding furniture, whilst the fourth bedroom sits to the opposite side of the home with built-in wardrobe. The fifth bedroom is currently utilised as an office, with built-in storage via an over-stairs cupboard. The bathroom is a two piece suite, consisting of panelled bathtub with shower over, and hand basin, with a wall separating the W.C.

Externally, the rear garden is well-tended and beautifully in bloom, with fenced borders, mainly laid to lawn with patio frontage and side access to the front of the home. To the front, there is a driveway for several vehicles, and access to the integral garage.



TOTAL FLOOR AREA: 1244 sq.ft. (115.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint 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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Location/Directions:

Location - Situated on an attractive plot, at the end of a residential cul-de-sac, in the sought after Sowerby part of Thirsk within walking distance of the market place. 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 onto Topcliffe Road. Proceed down the road and take the right hand onto Saxty Way. Take the second left on a small cul-de-sac extension of Saxty Way, where the property will be located to the end on the left.

Living Room:**4.40 x 4.29**

A spacious lounge with gas fireplace and window to the front aspect. Double doors leading into the dining room.

Kitchen:**5.29 x 2.85**

The kitchen has been extended to the side to create a practical space, featuring abundant worktop and wall/base units, plumbing for essential units, and a breakfast bar.

Dining Room:**2.85 x 2.68**

The dining room is spacious with double doors leading back onto the lounge and a window overlooking the rear garden. Side door access to kitchen.

Primary Bedroom:**3.83 x 3.08**

The primary bedroom is well-sized, with window overlooking the front and built-in wardrobes from side-to-side.

Bedroom 2:**4.41 x 2.74**

The second bedroom is also located to the front of the property with window to the front aspect, and an alcove for freestanding furniture

Bedroom 3:**3.43 x 3.21**

The third bedroom overlooks the garden, amply proportioned for a double bed and freestanding furniture.

Bedroom 4:**2.44 x 2.36**

The fourth bedroom sits to the opposite side of the home with built-in wardrobe, and window to rear aspect.

Bedroom 5 / Office:**2.71 x 1.71**

The fifth bedroom is currently utilised as an office, with built-in storage via an over-stairs cupboard. Window to front aspect.

Bathroom / W.C:**1.81 x 1.59**

The bathroom is a two piece suite, consisting of panelled bathtub with shower over, and hand basin, with a wall separating the W.C.

External:

Externally, the rear garden is well-tended and beautifully in bloom, with fenced borders, mainly laid to lawn with patio frontage and side access to the front of the home. To the front, there is a driveway for several vehicles, and access to the integral garage.



Disclaimer:

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

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 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. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		