



Oak Drive, Sowerby, YO7

Asking Price: £400,000

Oak Drive, Sowerby, Thirsk, YO7

James Winn are delighted to bring to the market in excellent condition is this 2017 built, four bedroom detached family home. Located within close proximity to Thirsk Town Centre, this property is ideally located within walking distance to local green spaces, primary & secondary schools, and a large range of local amenities.

The ground floor consists of a large entrance hall to the left is a study, which could be used as a fifth bedroom, just next to the study is an understairs storage cupboard. To the right is an open planned kitchen/dining room, with fitted appliances, this room also hosts a utility space, the boiler, a downstairs W/C, and a door to the rear garden. To the back of the entrance hall you have a large living room, with a bay window, and double doors to the garden.

The first floor has four well-proportioned bedrooms with the master benefitting from an en-suite while the other three bedrooms share a family bathroom suite, there is also a storage cupboard accessible via the landing.

Externally you have a lovely mature rear garden with an even proportion of patio space and the rest laid lawn, side access and being on a corner plot, a large side garden.

The property further benefits from a garage, off street parking and an EV charging point.

Council Tax Band E - North Yorkshire Council

EPC Rating B



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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Situation:

Oak Drive, YO7 3RF is located in the village of Sowerby, on the edge of the historic market town of Thirsk, in North Yorkshire. The area sits within the Thirsk & Malton parliamentary constituency and is managed locally by North Yorkshire Council. Sowerby is a popular residential area offering a mix of modern homes and village charm, with easy access to the shops, cafes, and amenities of nearby Thirsk. The location benefits from excellent transport links, including Thirsk railway station, with direct connections to York, Leeds, and London.

This property forms part of a well-planned development known for its family-friendly atmosphere and strong community feel. With close proximity to schools, green spaces, and the Yorkshire Dales and North York Moors, it's an ideal setting for families and professionals seeking a balance of countryside and convenience.

Directions:

From Market Place, head west onto Westgate.

At the mini roundabout, take the first exit onto Topcliffe Road.

Continue along Topcliffe Road until you reach the roundabout; turn right onto Oak Drive.

The property is located on your left.

The Accommodation Comprises**Entrance Hall:**

4.69 x 1.63

Carpet, radiator, access to understairs storage cupboard.

Study/Snug:

2.28 x 2.50

Carpet, radiator, 2 double glazed windows.

Kitchen/Dining Room:

5.59 x 3.67

Lino, radiator, 3 double glazed windows, worktops & cupboards, sink, built in dishwasher, fridge freezer, oven, hob & extractor fan, utility space has areas for free standing washing machine & tumble dryer, and additional storage & worktops. Door to garden & W/C.

W/C:

1.61 x 1.00

Lino, radiator, double glazed window, W/C, hand basin, part tiled walls.

Living Room:

3.56 x 3.91

Carpet, double glazed bay window, electric fireplace, radiator, 2 double glazed window and double doors to garden.

Stairs:

Carpet, banister & double glazed window.

First Floor**Landing:**

Carpet, access to loft hatch & all first floor rooms.

Bedroom 4:

2.77 x 2.51

Carpet, radiator, double glazed window.

Bathroom:

2.12 x 1.99

Lino, part tiled walls, W/C, hand basin, bath with shower, double glazed window, towel radiator.

Bedroom 3:

3.08 x 2.48

Carpet, radiator, double glazed window, built in Sharp wardrobes.

Bedroom 2:

3.76 x 2.43

Carpet, radiator, double glazed window, built in Sharp wardrobes.

Master Bedroom:

4.00 x 3.66

Carpet, 2 double glazed windows, radiator, built in wardrobes and drawers.

En-Suite:

1.22 x 2.50

Lino, towel radiator, W/C, hand basin, shower, part tiled walls.

External**Front:**

Walkway to house, bush & lawn.

Side:

Side access, lawn & bush providing privacy.

Back:

Patio, lawn, access to garage & off street parking, raised sleepers with cobblestone plants & small trees.

Garage:

6.22 x 3.06

Electric charging point, concrete flooring, worktops, lights & power.



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: Not known

PARKING ARRANGEMENTS: N/A

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: Yes

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.

CLAUSES:

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.

MORTGAGE & FINANCIAL SERVICES:

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. Call 01609 777125 or 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.