



Melrose Gardens, Sowerby, YO7

Offers Over: £335,000

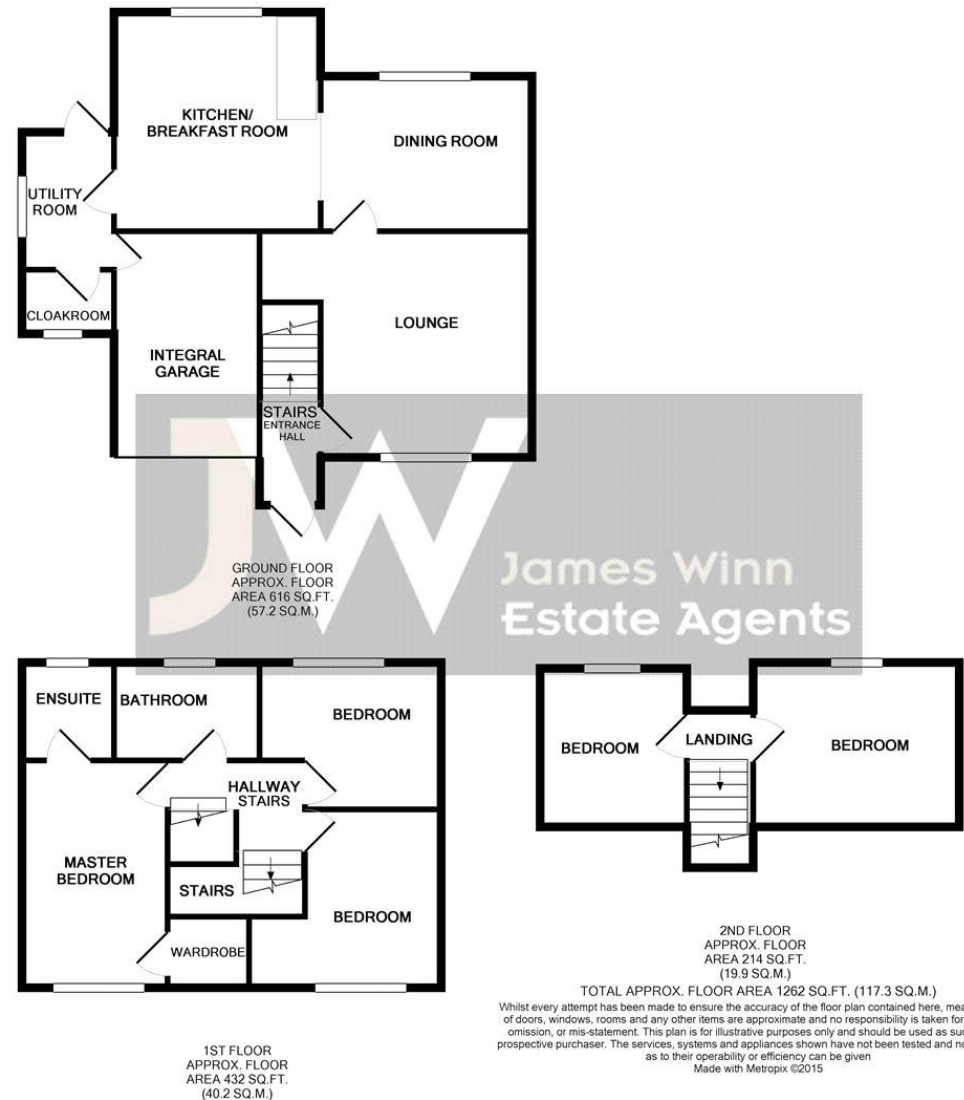
Melrose Gardens, Sowerby, Thirsk, North Yorkshire, YO7

James Winn are delighted to bring to market for sale this deceptively spacious modern end townhouse located just off Front Street in the much sought after Sowerby part of Thirsk.

Being well proportioned over three floors the accommodation comprises of an entrance hall, a lounge with wood burning stove & bespoke oak fitted cupboards, a dining room with arch leading to the modern kitchen, utility room, cloakroom/w.c, a galleried first floor landing, a master bedroom with fitted cupboard & en-suite shower room/w.c, two further first floor double bedrooms, a house bathroom/w.c, a second floor landing with good sized storage cupboard and two second floor bedrooms.

To the exterior of the property there is a gravelled & block paved front garden providing off road parking, an integral garage and lawned gardens to the side & rear of the house. With the added benefits of gas central heating & double glazing, viewing is highly recommended to appreciate the size, location and presentation of the accommodation on offer.

EPC Rating - C
North Yorkshire Council Tax Band D





Location:

Situated on a small row of modern houses, on a private road, within the sought after Sowerby part of Thirsk just off Front Street within walking distance of the town centre and close to the primary & secondary 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. There is a bus stop close by.

Directions:

Leaving Thirsk Market Place via Westgate take the first turning at the mini roundabout then immediately turn left onto Sowerby Road, follow the road down into Front Street. Proceed along Front Street and turn right at the pub into Gravel Hole Lane. Turn immediately left into Back Lane to where Melrose Gardens is on the left hand side.

The Accommodation Comprises**Entrance Hall:**

With double glazed entrance door to the front elevation, dark grained engineered wood flooring, double glazed window to the side, staircase to the first floor, coving to the ceiling and radiator.

Lounge:**15'1" x 12'7" (4.6m x 3.84m)**

With double glazed window to the front elevation, wood burning stove, coving to the ceiling, television & telephone points, dark grained engineered wood flooring, bespoke oak fitted cupboards and radiator.

Dining Room:**12'1" x 8'8" (3.68m x 2.64m)**

With double glazed window to the rear elevation, dark grained engineered wood flooring, arch to the kitchen, coving to the ceiling and radiator.

Kitchen/Breakfast Room:**11'5" x 10'7" (3.48m x 3.23m)**

Including a modern fitted range of wall and base units incorporating granite effect work surfaces, tiled splashbacks, one and a half bowl sink unit with mixer taps over, space for a gas range, extractor hood & light, dishwasher, underlighting, tiled floor, spotlights, radiator and double glazed window to the rear elevation.

Utility Room:**7'4" x 5'3" (2.24m x 1.6m)**

With wall and base units, sink unit with mixer tap over, tiled floor, space & plumbing for a washing machine, cupboard housing Worcester combination boiler, tiled splashbacks, coving to the ceiling, door to the garage, double glazed window to the side and double glazed door to the garden.

W/C:

With double glazed window to the front elevation and including a two piece white suite comprising of a low level w.c., sink unit set in vanity unit, tiled floor and radiator.

First Floor Landing:

Galleried landing with storage cupboard, spotlights and staircase to the second floor.

Master Bedroom:**14'11" x 8'6" (4.55m x 2.6m)**

With double glazed window to the front elevation, engineered wood flooring, storage cupboard, coving to the ceiling and radiator.

En-Suite:

Including a white three piece suite comprising of a double step in shower cubicle with multi heads, low level w.c., hand basin set on timber plinth with cupboard beneath, tiled floor,, part tiled walls, extractor fan, vertical heated towel rail, spotlights and double glazed window to the rear elevation.

Bedroom 2:**11'11" x 10'2" (3.63m x 3.1m)**

With double glazed window to the front elevation, engineered wood flooring, coving to the ceiling and radiator.

Bedroom 3:**11'4" x 11'10" (3.45m x 3.6m)**

With double glazed window to the rear elevation, engineered wood flooring, coving to the ceiling and radiator.

Bathroom:

Including a white three piece suite comprising of a panelled bath with shower over, low level w.c., pedestal wash hand basin, tiled walls, tiled floor, extractor fan, vertical heated towel rail, coving to the ceiling and double glazed window to the rear elevation.

Second Floor Landing:

With Velux window to the front elevation, spotlights, storage cupboard and doors to both rooms.

Bedroom 4:**12'1" x 11'11" (3.68m x 3.63m)**

With double glazed dormer window to the rear elevation, eaves storage, engineered wood flooring, spotlights and electric radiator. Head room limited at edges.

Bedroom 5:

With double glazed dormer window to the rear elevation, eaves storage, engineered wood flooring and electric radiator. Head room limited at edges.

External**Front Garden & Parking:**

Gravelled & block paved driveways providing off street parking with gated access to the side garden.

Side & Rear Garden:

A lawned garden sweeps around from the front of the house to the rear with flagged patio area, flower borders and hedged boundaries.

Garage:

Sectional door, light & power and door to the utility room.



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 gas, electricity, water, gas and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Not known

PARKING ARRANGEMENTS: Driveway for Multiple Vehicles

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: N/A

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 team will be pleased to make you an appointment with an independent mortgage advisor based your home is at risk if you do not keep up repayments on a mortgage or other loans secured on

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		