



**Swan Way, Sowerby, YO73SN**

Asking Price: £410,000

# Swan Way, Sowerby, Thirsk, North Yorkshire, YO73SN

James Winn are delighted to bring to the market with no onward chain, this beautifully presented four-bedroom detached family home. Located within 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 welcoming entrance hallway, downstairs W/C, living room, kitchen/dining room and an office/study

The first floor has four well-proportioned bedrooms with the master and secondary benefiting from en-suites, whilst the other two bedrooms share a family bathroom.

Externally you have a low maintenance rear garden with an even proportion of patio space and the rest laid lawn, side access and two outbuildings

The property further benefits from an integral garage, and a driveway.

Council Tax Band E - North Yorkshire Council

EPC Rating B



Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metropax C200.



**Situation:**

Swan Way is a quiet residential development on the outskirts of the popular market town of Thirsk, offering easy access to local shops, schools, and amenities. Thirsk railway station provides direct links to York, Leeds, and London Kings Cross, while the A19 and A1(M) offer excellent road connections. The surrounding North Yorkshire countryside and Hambleton Hills are close by, ideal for walking and outdoor pursuits.

**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.

Follow the road down until you see signs for Swan Way.

The property will be on your Left-hand side.

**The Accommodation Comprises****Entrance Hall:****4.89 x 1.92**

Tiled flooring, understairs cupboard, radiator.

**W/C:****1.68 x 0.86**

Tiled flooring, part tiled walls, radiator, W/C, basin.

**Living Room:****5.58 x 3.31**

Wooden flooring, 2x radiators, double glazed window.

**Kitchen/Dining Room:****5.63 x 2.96**

Tiled flooring, radiator, double glazed window, double doors to garden, worktops, cupboards, fitted appliances, splashbacks.

**Study/Office:****2.39 x 2.16**

Tiled flooring, radiator, built in cupboards, double doors to garden.

**Stairs:**

Carpet & banister.

**Landing:****2.11 x 3.32**

Carpet, loft hatch, radiator, access to 2 storage cupboards.

**Master Bedroom:****4.65 x 3.93**

Carpet, radiator, double glazed window, built in wardrobes, access to en-suite.

**En-Suite:****2.08 x 1.84**

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

**Bedroom 2:****3.65 x 2.89**

Carpet, radiator, 2x double glazed windows, access to en-suite.

**En-Suite:****2.88 x 1.85**

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

**Bedroom 3:****3.13 x 2.58**

Carpet, radiator, double glazed window.

**Bedroom 4:****2.69 x 3.12**

Carpet, radiator, double glazed window.

**Bathroom:****1.88 x 2.29**

Wooden flooring, bath, part tiled walls, W/C, basin, double glazed window, towel radiator.

**Garage:****4.83 x 2.57**

Concrete floor, lights, power, boiler.

**External****Front:**

Driveway & access to garage.

**Side:**

Patio & gravel walkway to side gate & garden.

**Back:**

Patio, lawn, 2 wooden outbuildings, gravel, plants.



**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 & 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

<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 advice. If you need 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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		