

JW James Winn
Estate Agents



Hazel Wood Crescent, Sowerby, YO7

Asking Price: £435,000

Hazel Wood Crescent, Sowerby, Thirsk, YO7

James Winn are delighted to present to the market this beautifully presented four-bedroom detached family home, ideally situated within close proximity of Thirsk Town Centre. Perfectly positioned within walking distance of local green spaces, well-regarded primary and secondary schools, and a wide range of amenities, this property offers both convenience and an excellent setting for family life.

The ground floor accommodation comprises a welcoming entrance hallway, a convenient downstairs W/C, and a spacious dual-aspect living room featuring attractive double fronted bay windows that flood the room with natural light. To the rear, the impressive open-plan kitchen/dining room provides the perfect space for modern family living and entertaining, complemented by a practical utility room.

To the first floor are four well-proportioned bedrooms. The principal and second bedrooms benefit from built-in wardrobes, with the principal bedroom also enjoying its own stylish en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom suite.

Externally, the property boasts beautifully landscaped front and rear gardens, thoughtfully designed with newly laid porcelain tiled patios, well-stocked flower beds, and inviting seating areas — ideal for outdoor dining and entertaining.

Further benefits include a larger-than-average garage and a driveway providing off-street parking for multiple vehicles, and an additional spot in front of the house.

Council Tax Band: E – North Yorkshire Council

EPC Rating: B





Situation:

Hazel Wood Crescent, YO7 3FR 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.

Follow Oak Drive, then turn right onto Hazel Wood Crescent.

The Accommodation Comprises**Entrance Hall:****5.79 x 1.92**

Front door, 2 storage cupboards, carpet, radiator, understairs storage.

Living Room:**4.73 x 5.61 (Including Bay Window)**

Carpet, 2 radiators, 2 double glazed bay windows.

W/C:**1.21 x 1.80**

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

Kitchen/Dining Room:**5.70 x 3.35**

Tiled flooring, radiator, worktops, cupboards, appliances, splashbacks, double doors to garden, double glazed window, door into utility room.

Utility Room:**1.21 x 1.72**

Tiled flooring, radiator, worktops, cupboards, appliances, splashbacks.

Stairs & Landing:**3.61 x 2.35**

Carpet, banister, loft hatch, radiator.

Bedroom 3:**2.81 x 3.26**

Carpet, radiator, double glazed window.

Bedroom 2:**2.82 x 3.50**

Carpet, radiator, double glazed window, built in wardrobe.

Bathroom:**1.93 x 1.99**

Tiled flooring & walls, W/C, basin, bath with shower, towel radiator.

Master Bedroom:**3.59 x 3.26**

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

En-Suite:**1.17 x 1.99**

Tiled flooring & walls, W/C, basin, shower, towel radiator.

Bedroom 4:**2.35 x 2.21**

Carpet, radiator, double glazed window.

External**Garage:****3.21 x 6.10**

Concrete flooring, lights & power.

Front:

2 front gardens, lawn, plants, porcelain tiles, gravel & shrubbery.

Side:

Tarmac driveway for multiple vehicles & single garage, gravel, boarded off with plants.

Back:

Porcelain tiles, lawn, fruit trees, plants, seating areas, gravel areas, flowerbeds, fences off & high walls providing privacy.



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: TBC

WATER METER: Yes

PARKING ARRANGEMENTS: Driveway parking for 3 vehicles & a single 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: 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.

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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		