

JW James Winn
Estate Agents



Apple Tree Road, Sowerby, YO7

Asking Price: £300,000

Apple Tree Road, Sowerby, Thirsk, North Yorkshire, YO7

James Winn are delighted to bring to the market in excellent condition this three-bedroom semi-detached end of the row, family home. Located within close proximity to Thirsk Town Centre. The property is ideally located within walking distance to local green spaces, and a large range of local amenities.

The ground floor consists of an entrance hall a well presented kitchen & dining room, with access to the downstairs W/C, following through to the living room with double doors to the garden.

The first floor has two good sized bedrooms which share a family bathroom. With the top floor hosting the master bedroom, with its own en suite.

Externally you have a low maintenance garden with an even proportion of turf & patio.

The property further benefits from off street parking for 2 vehicles.

Council Tax Band C - North Yorkshire

EPC Rating - B



TOTAL FLOOR AREA: 1078 sq.ft. (100.2 sq.m.) approx.
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:

Apple Tree Road is a modern residential development situated in the popular village of Sowerby, on the southern edge of Thirsk in North Yorkshire. The road forms part of a well-established suburban area just off Cherryoak Street, providing convenient access to the B1448 (Topcliffe Road), one of the main routes into the town centre.

The location offers a balance of semi-rural surroundings with excellent connectivity. Thirsk town centre is within easy reach, offering a range of independent shops, supermarkets, cafés and leisure facilities, while Thirsk railway station is under a mile away, providing regular services along the East Coast Main Line.

Apple Tree Road itself is a relatively modern development, primarily comprising detached and semi-detached family homes, and is popular with owner-occupiers. The surrounding area benefits from local schools, sports facilities and open countryside nearby, making it particularly appealing for families and commuters alike.

Overall, the setting combines the charm of a North Yorkshire market town with the practicality of a well-connected residential location.

Directions:

From Thirsk Market Place, head west out of the town centre (passing the Ritz Cinema) and continue onto Sowerby Road.

Follow this road as it leads into Front Street in Sowerby, continuing straight ahead. After passing local amenities and residential areas, turn right onto Topcliffe Road (B1448).

After a short distance, take a right turn onto Cherryoak Street, then continue into the modern residential development where Apple Tree Road is located. Apple Tree Road will be found on the right-hand side within this estate

Entrance Hall: 1.48 x 1.54

Carpet, radiator, storage cupboard.

Kitchen/Dining Room: 3.19 x 5.25

Lino, radiator, understairs storage, double glazed window, worktops, cupboard, built in appliances, sink, oven, hob, extractor fan, boiler.

W/C: 1.59 x 0.94

Lino, basin, W/C, radiator.

Living Room: 4.24 x 3.43

Carpet, radiator, 2x double glazed window, double doors to garden.

First Floor Stairs & Landing: 1.96 x 3.88

Carpet, banister, radiator, double glazed window.

Bedroom 2: 3.45 x 4.24

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

Bathroom: 2.16 x 1.88

Lino, W/C, basin, radiator, bath with shower, part tiled walls.

Bedroom 3: 3.28 x 2.16

Carpet, radiator, double glazed windows.

Second Floor Stairs & Landing: 1.95 x 1.27

Carpet, radiator, banister, double glazed window.

Bedroom 1: 6.80 x 4.20

Carpet, radiator, double glazed window, skylight, fitted wardrobes.

En-Suite: 1.41 x 2.65

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

External

Front: Patio walkway, lawn, flowers, trees.



Side: Parking for 2 vehicles

Back: 2x patio areas, turf, storage shed, fenced & walled off for privacy, side gate.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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: 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: 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. 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.