



**Violet Close, Sowerby, YO7**

Asking Price: £225,000

# Violet Close, Sowerby, Thirsk, YO7

James Winn are delighted to bring to the market in excellent condition is this 2022 built, two-bedroom semi-detached 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 a large entrance hall, W/C, kitchen/dining room, and a living room with double doors to the garden.

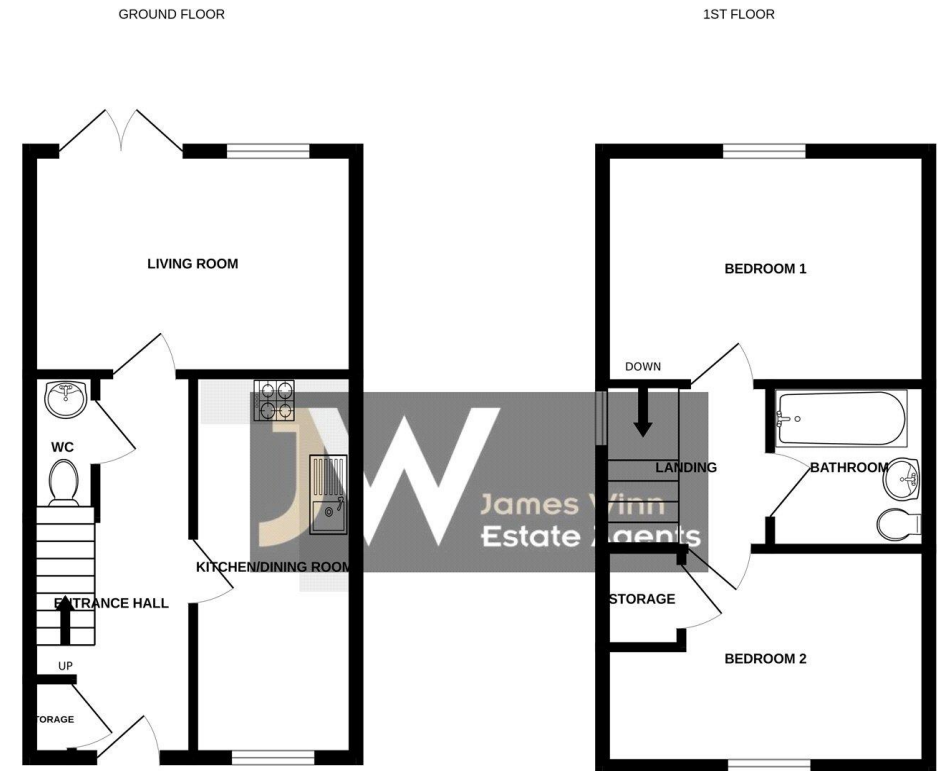
The first floor has two good sized bedrooms which share a family bathroom.

Externally you have a low maintenance south facing garden with an even proportion of patio space and the rest laid lawn. The garden also holds a shed, veggie patch and flower features.

The property further benefits from allocated parking at the front.

Council Tax Band C - Hambleton

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:**

Violet Close is a quiet cul-de-sac, situated in a residential area in Sowerby, Thirsk, a small town in North Yorkshire. The street lies to the south-east of Thirsk town centre and is primarily residential, with a mix of detached and semi-detached family homes.

The area benefits from Thirsk railway station, with links to York, London, Newcastle, and more; shops and supermarkets, primary and secondary schools, doctors' surgeries, restaurants, cafés and pubs.

**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 left onto Magnolia Way, and then a right onto Violet Close.

**The Accommodation Comprises****Entrance Hall:****1.99 x 4.59**

Front door, wooden flooring, radiator, storage cupboard.

**Kitchen/Dining Room:****1.98 x 4.59**

Wooden flooring, double glazed window, radiator, worktops, cupboard, fitted appliances, space for free standing appliances.

**W/C:****1.72 x 0.80**

Wooden flooring, W/C, basin, radiator.

**Living Room:****2.67 x 4.08**

Wooden flooring, double glazed window, radiator, double doors to garden.

**Stairs & Landing:****1.97 x 2.04**

Carpet, banister, double glazed window, loft hatch.

**Bedroom 1:****4.08 x 2.78**

Carpet, radiator, double glazed window.

**Bedroom 2:****4.08 x 2.42**

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

**Bathroom:****1.92 x 1.97**

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

**External****Front:**

Tarmac parking space, patio walkway to front door.

**Side:**

Side gate & walkway to garden.

**Back:**

Patio, lawn, flowers, plants, wooden shed, fenced off.



**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: One allocated parking space, one shared space, and on street parking.

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode 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		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		