



Yew Tree Way, Sowerby, YO7

Asking Price: £225,000

Yew Tree Way, Sowerby, Thirsk, North Yorkshire, YO7

James Winn are delighted to bring to the market in excellent condition this two-bedroom semi-detached 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 a large entrance hall to the right is the kitchen, with fitted appliances, to the left of the hallway is the W/C, to the back of the hallway is the living/dining room, with double doors to the garden and access to understairs storage.

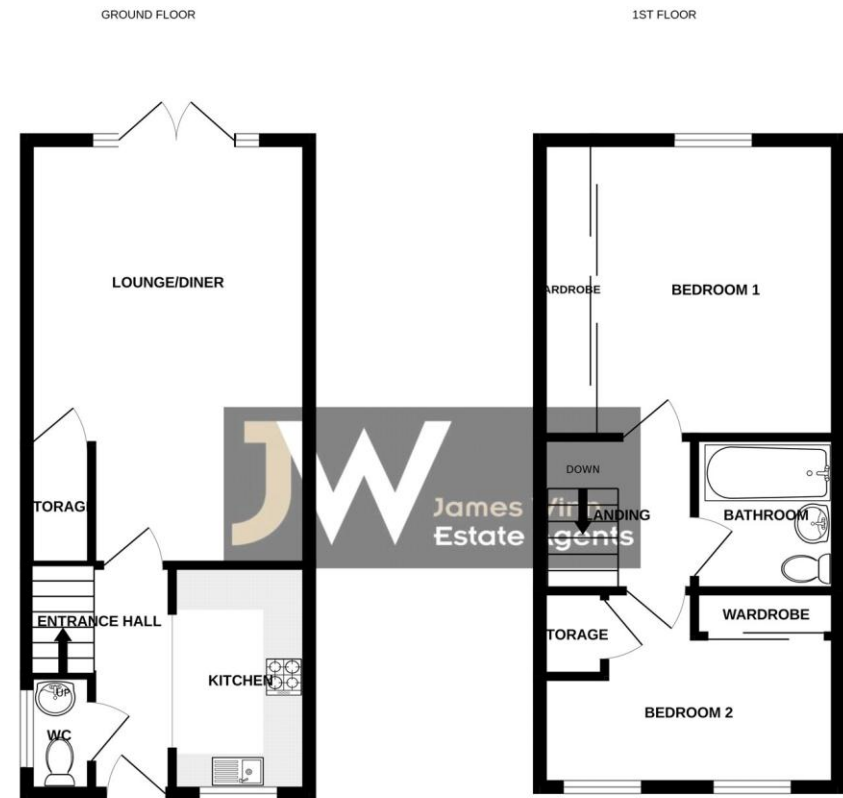
The first floor has two well-proportioned bedrooms both with built in storage and one with a built in desk, both share a family bathroom.

Externally you have a low maintenance garden with an even proportion of patio space and the rest laid lawn.

The property further benefits from off street parking for multiple cars.

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:

Yew Tree Way, YO7 3FP 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 quiet cul-de-sac 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 Rowan Tree Close.

At the end of Rowan Tree Close, turn right onto Yew Tree Way.

Entrance Hall:**1.05 x 2.97**

Front door, carpet, radiator.

W/C:**0.84 x 1.54**

Lino, W/C, basin, towel radiator, double glazed window.

Kitchen:**1.78 x 2.98**

Lino, double glazed window, sink, oven, hob, extractor fan, fitted appliances, worktops, cupboards, splashbacks, boiler.

Living/Dining Room:**5.52 x 3.97**

Carpet, radiator, double doors to garden, understairs storage.

Stairs & Landing:**2.01 x 2.00**

Carpet, banister, radiator, loft hatch.

Bedroom 1:**3.86 x 3.96**

Carpet, radiator, double glazed window, fitted wardrobe.

Bedroom 2:**2.53 x 3.96**

Carpet, radiator, 2x double glazed window, storage cupboard, fitted wardrobe & desk.

Bathroom:**2.00 x 1.86**

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

External**Front:**

Allocated parking, path to front door.

Side:

Side gate & path to garden.

Back:

Patio, astro turf, gravel, flowerbeds, 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: Driveway parking

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