



JW James Winn
Estate Agents



Woodland Way, Sowerby, YO7

Asking Price: £385,000

Woodland Way, Sowerby, Thirsk, North Yorkshire, YO7

James Winn are delighted to bring to the market this beautifully presented four bedroom detached family home. Located within close 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, double bay fronted living room, kitchen/dining room and a utility room.

The first floor has four well-proportioned bedrooms with the master benefitting from an en-suite, whilst the other three 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 access to an outbuilding, suitable for an office/playroom.

The property further benefits from a garage, and driveway parking.

Council Tax Band E - North Yorkshire Council

EPC Rating B





Situation:

Woodland Way is a modern residential cul-de-sac located in the popular village of Sowerby, adjoining the historic market town of Thirsk. The area is well regarded by families and professionals alike, offering a pleasant community setting with easy access to a range of local amenities, schools, shops and leisure facilities. Thirsk town centre is within easy reach, while excellent transport links via the A19, A1(M) and Thirsk railway station provide convenient connections across Yorkshire and beyond. Surrounded by attractive North Yorkshire countryside, the location offers an ideal balance of rural charm and everyday convenience.

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. Take the left turning into the Woodland Way cul-de-sac, the property will be located on your left.

Entrance Hall:

1.93 x 5.80

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

Living Room:

4.49 x 3.62

Carpet, radiator, 2x double glazed bay windows.

W/C:

1.83 x 1.23

Vinyl flooring, W/C, basin, radiator.

Kitchen/Dining Room:

3.36 x 5.68

Vinyl flooring, double glazed window, double doors to garden, worktops, cupboards, built in appliances, boiler, radiator.

Utility Room:

1.71 x 1.25

Vinyl flooring, radiator, worktops & cupboards.

Stairs & Landing:

2.36 x 4.42

Carpet, banister, loft hatch, radiator.

Bedroom 1:

3.60 x 3.27

Carpet, radiator, double glazed window, fitted wardrobes & access to en-suite.

En-Suite:

1.98 x 1.20

Vinyl flooring, W/C, basin, radiator, shower cubicle.

Bedroom 2:

3.51 x 2.80

Carpet, radiator, double glazed window.

Bedroom 3:

3.28 x 2.85

Carpet, radiator, double glazed window.

Bedroom 4:

2.22 x 2.38

Carpet, radiator, double glazed window.

Bathroom:

1.98 x 2.02

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

External**Front:**

Gated front garden.

Side:

Driveway to garage at rear, bike shed.

Back:

Paved & lawned, raised beds with shrubs & bushes, bin storage.

Garage:

3.32 x 6.07

Concrete floor, lights & power.

Outbuilding:

5.67 x 2.84

Fully timber clad, sockets, spotlights, carpet, bi-fold doors to garden.



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: 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: 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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		