



**Heather Place, Sowerby, YO7**

Asking Price: £225,000

# Heather Place, Sowerby, Thirsk, North Yorkshire, YO7

James Winn are delighted to bring to the market in excellent condition is this, 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 rear garden with an even proportion of lawn & porcelain tiles. The garden also holds a shed, and flower beds.

The property further benefits from 2 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 floorplans 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:**

The property is situated at the Southern end of Sowerby on the new Sowerby Gateway development, in a quiet location. Local schools, shops and leisure facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate.

**Directions:**

Proceed along Westgate from the Market Place and take the first exit at the mini roundabout onto Topcliffe Road. Proceed down Topcliffe Road, past the schools and turn right at the roundabout onto Oak Drive. Proceed along the road taking the left hand turn onto Magnolia Way, continue straight and then taking the third right onto Heather Place where the property is located on your left.

**Entrance Hall:****1.99 x 4.55**

Front door, tiled flooring, radiator, storage cupboard.

**Kitchen/Dining Room:****1.98 x 4.55**

Tiled flooring, radiator, double glazed window, free standing appliances, tiled splashbacks, worktops, cupboards, oven, hob, extractor fan, sink.

**W/C:****0.86 x 1.65**

Tiled flooring, radiator, W/C, basin.

**Living Room:****4.05 x 2.73**

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

**Stairs & Landing:****2.05 x 1.98**

Carpet, banister, double glazed window, loft hatch.

**Master Bedroom:****4.05 x 2.80**

Carpet, radiator, double glazed window.

**Bedroom 2:****4.05 x 2.40**

Carpet, radiator, double glazed window, storage cupboard.

**Bathroom:****1.93 x 1.98**

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

**External****Front:**

2 allocated parking spaces, patio walkway to front & side of house, shrubbery & lawn.

**Side:**

Patio walkway to side gate, bin storage & E/V Charger.

**Back:**

Porcelain tiles, lawn, plant beds, 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: Two allocated spaces

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: Yes

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.

**Mortgage & Financial Information:**

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 adviser based in Northallerton. 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		