



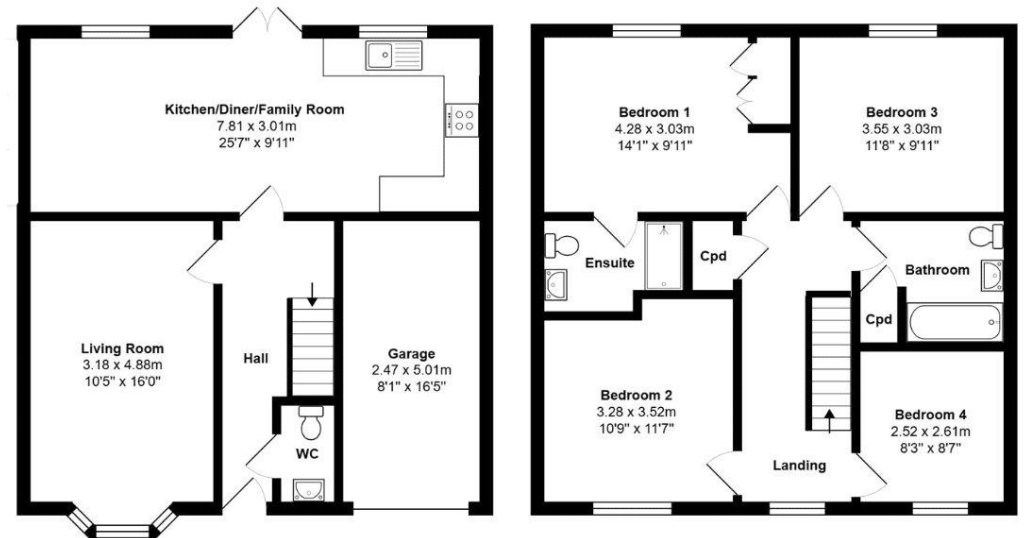
**Apple Tree Road, Sowerby, YO7**

Asking Price: £390,000

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

A beautifully presented four double bedroom detached family home, occupying a prime position within this highly sought-after modern development. Set back from the road, the property enjoys an attractive frontage, ample off-street parking and a generous enclosed rear garden, making it an ideal home for modern family living. Constructed in 2019, this exceptional home has been finished to an impressive standard throughout and boasts interiors worthy of a show home. Immaculately maintained by the current owners, the property has also been enhanced externally with a thoughtfully landscaped rear garden featuring two spacious patio seating areas, including a substantial covered gazebo that provides an excellent space for year-round outdoor entertaining. The accommodation opens into a welcoming entrance hall with stairs rising to the first floor, useful under-stairs storage and a cloakroom/WC. To the front of the property is a spacious living room, enhanced by a large bay window that fills the room with natural light. Spanning the rear of the house is an outstanding open-plan kitchen, dining and family room, creating the perfect hub for everyday living and entertaining. Fitted with a stylish range of contemporary units, the kitchen incorporates a selection of integrated appliances, while French doors open directly onto the rear garden, seamlessly blending the indoor and outdoor living spaces. The first floor offers a spacious landing with access to the boarded loft and an airing cupboard. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while there are three further well-proportioned double bedrooms and a modern family bathroom fitted with a white suite and useful built-in storage. Externally, the property is approached via an open lawned front garden and a driveway providing parking for several vehicles, in addition to access to the integral single garage. Gated side access leads to the impressive enclosed rear garden, which enjoys a sunny aspect and has been designed with families and entertaining in mind. Predominantly laid to lawn, it is complemented by multiple patio seating areas, including the covered gazebo, creating a superb outdoor space for relaxing and socialising throughout the year. The property forms part of a popular modern development within the highly regarded Sowerby area of Thirsk. A wide range of local amenities, well-regarded schools, shops and leisure facilities are all within easy reach, while excellent transport links via the A19, A1(M) and nearby Thirsk railway station make the location ideal for commuters. Further benefits include gas-fired central heating, double glazing throughout and the remainder of the NHBC (or equivalent) new-build warranty, providing added peace of mind. Early viewing is highly recommended to fully appreciate the quality of accommodation, superb presentation and excellent family lifestyle this outstanding home has to offer.

Council Tax Band: E  
EPC: B





**Situation:**

Apple Tree Road enjoys a pleasant position within a modern residential development in the popular village of Sowerby, on the southern edge of the historic market town of Thirsk. The location offers an excellent balance of peaceful suburban living and everyday convenience, making it particularly attractive to families, professionals and downsizers. A wide range of amenities are close at hand, including supermarkets, independent shops, cafés, restaurants, healthcare facilities and leisure amenities within Thirsk town centre. Well-regarded primary and secondary schools are also nearby, together with recreational facilities and open green spaces. For commuters, the property is ideally situated with easy access to the A19 and A1(M), providing convenient road links to York, Harrogate, Leeds, Teesside and beyond. Thirsk railway station is approximately one mile away and offers regular services to York, Leeds, Newcastle and London. The surrounding North Yorkshire countryside, together with the nearby Yorkshire Dales and North York Moors National Park, provides an abundance of walking, cycling and outdoor leisure opportunities, making this an ideal location for those seeking both convenience and a high quality of life.

**Directions:**

From Thirsk Market Place, proceed west along Westgate, passing The Ritz Cinema, and continue onto Sowerby Road as it leads into Front Street, Sowerby. Continue straight ahead before turning right onto Topcliffe Road (B1448). After a short distance, turn right into Cherryoak Street, then take the next right into Apple Tree Road. Continue along Apple Tree Road where the property will be located within the quiet end of the cul-de-sac.

**Entrance Hall:****4.79 x 1.97**

Vinyl flooring, radiator, front door, understairs storage.

**W/C:****1.69 x 0.91**

Vinyl flooring, radiator, W/C, basin.

**Living Room:****3.18 x 4.88**

Carpet, radiator, double glazed bay window.

**Kitchen/Dining Room:****7.81 x 3.01**

Vinyl flooring, 2x radiators, 2x double glazed windows, double doors to garden, worktops, cupboards, tiled splashbacks, oven, hob, extractor fan, sink, free standing appliances.

**Integral Garage:****2.57 x 5.01**

Concrete flooring, lights & power.

**Stairs & Landing:****4.80 x 1.94**

Carpet, banister, radiator, double glazed window, loft hatch, airing cupboard.

**Master Bedroom:****4.28 x 3.03**

Carpet, radiator, double glazed window, fitted wardrobes.

**En-Suite:****1.57 x 2.41**

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

**Bedroom 2:****3.28 x 3.52**

Carpet, radiator, double glazed window.

**Bedroom 3:****3.55 x 3.03**

Carpet, radiator, double glazed window.

**Bedroom 4:****2.52 x 2.61**

Carpet, radiator, double glazed window.

**Bathroom:****2.10 x 2.49**

Vinyl flooring, radiator, double glazed window, W/C, basin, bath, storage cupboard.

**External****Front:**

Driveway parking for 4 vehicles.

**Side:**

Side access via gate with patio path.

**Back:**

Porcelain tiles, lawn, flowerbeds, fenced borders, cobblestone, pergola with covered seating area.



**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 & 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	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		