



3 Bedrooms

James Winn Estate Agents are pleased to offer for sale this beautifully presented three-bedroom semi-detached home, ideally situated in a quiet cul-de-sac on the popular Violet Close development in Sowerby.

Offering spacious and modern accommodation, the property features a bright lounge, a contemporary kitchen/dining room, a ground-floor W/C cloakroom, three well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, a separate family bathroom, attractive front and rear gardens, an enclosed rear garden, and a private driveway providing off-road parking for two cars. Conveniently located close to Thirsk town centre, local schools, supermarkets, and excellent transport links.

Asking Price:

£255,000

EPC Rating: B

Violet Close

**Sowerby, North Yorkshire,
YO7**



Location:

Violet Close, YO7 3FW is located in a modern residential cul-de-sac in Sowerby, just south-east of Thirsk, North Yorkshire. The development is primarily made up of recently built family homes and offers a quiet suburban setting with convenient access to the town centre.

Directions:

From Thirsk Market Place (town centre) to YO7 3FW: Head west on Westgate. At the mini roundabout, take the first exit onto Topcliffe Road (A61). Continue on Topcliffe Road to the roundabout. Turn right onto Oak Drive. Take the first right into Violet Close.

Entrance Hall:

Composite entrance door, open staircase to the first floor, radiator, and access to the ground-floor cloakroom/WC.

Cloakroom:

Double-glazed window, wash hand basin, low-level WC, herringbone flooring, and radiator.

Living Room:

4.86 x 3.20

Double-glazed window and French doors opening onto the rear garden, built-in under-stairs storage cupboard, herringbone flooring, and radiator.



For additional information and full photo gallery please visit www.jameswinn.co.uk



Kitchen/Diner:

Double-glazed window, fitted with a comprehensive range of base and wall units with matching work surfaces and upstands. Features include an electric oven, gas hob with stainless steel splashback and extractor hood, single sink, and space for a washing machine, tumble dryer, and tall fridge/freezer. Finished with herringbone flooring and radiator.

First Floor

Landing:

Double-glazed window, loft entrance, carpet.



Bedroom One:

2.68 x 4.05

Double-glazed window overlooking the rear aspect, herringbone flooring, radiator, and access to the en-suite shower room.

En-suite:

Fitted with a walk-in shower wash hand basin, low-level WC, part tiled walls, herringbone flooring, and radiator.

Bedroom Two:

2.68 x 4.01

Double-glazed window to the front aspect, herringbone flooring and radiator.



Bedroom Three:

2.02 x 2.60

Double-glazed window to the rear aspect, herringbone flooring and radiator.

Bathroom:

Double-glazed window to the front, bath with shower attachment, hand basin, WC, herringbone flooring and extractor fan.

External

Front:

Driveway providing off-road parking for two cars, alongside a lawned front garden area.

Rear:

The rear garden features a paved patio area, ideal for outdoor dining and entertaining, together with a gravelled garden area with ornamental stones providing a pleasant outdoor space.



Mortgage and Financial:

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.

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.

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: £80 PA maintenance fees

WATER METER: Yes

PARKING ARRANGEMENTS: Driveway

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: Yes

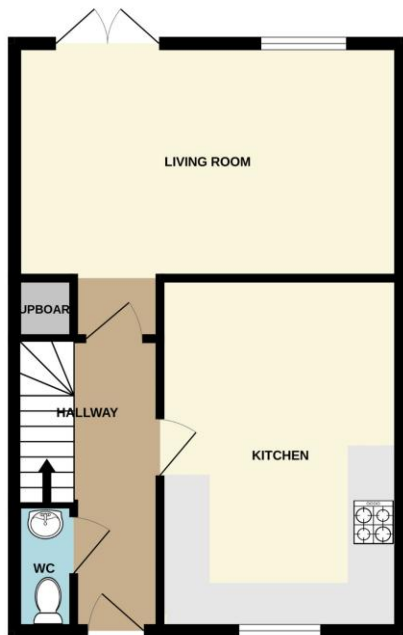
MOBILE PHONE SIGNAL: No known issues.

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.

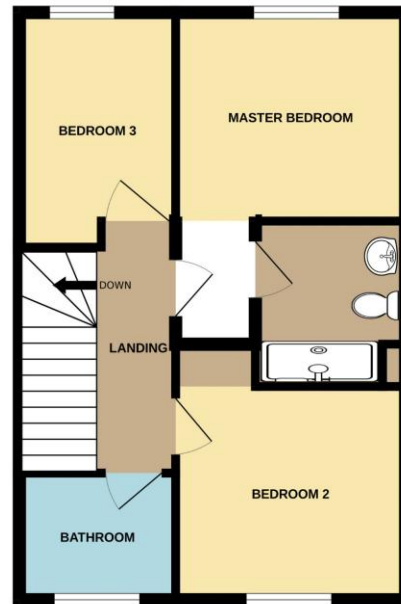
Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq.ft. (81.6 sq.m.) approx.
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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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		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract