



47 EVERGREEN WAY, SOWERBY, THIRSK

OFFERS IN THE REGION OF £250,000



Northallerton  
Estate Agency

# Evergreen Way

Thirsk, YO7 3FJ



PROPERTY COMPRISSES OF A 3-BEDROOM SEMI-DETACHED BRICK-BUILT HOUSE WITH TILED ROOF SITUATED IN A GOOD LOCATION OF THIRSK ON A NEW BUILD PLOT. PROPERTY ENJOYS THE BENEFIT OF UVPC THROUGHOUT WITH GAS FIRED CENTRAL HEATING AND DESIGNATED PARKING FOR 2 VEHICLES.

- SOUGHT AFTER LOCATION
- EN-SUITE
- GROUND FLOOR WC

- THREE BEDROOM

- OFF ROAD PARKING FOR 2 CARS
- CLOSE TO GOOD SCHOOLS AND TOWN CENTRE

**ENTRANCE**

ENTERING THROUGH FRONT DOOR INTO ENTRANCE LOBBY ENJOYING SUBSTANTIAL MAT WELL, RADIATOR, CEILING LIGHT POINT, STAIRS TO 1ST FLOOR, DOOR TO SITTING ROOM.

**SITTING ROOM**

CENTRE CEILING LIGHT POINT, DOUBLE RADIATOR, FEATURE FIREPLACE COMPRISING PAINTED AND CARVED SURROUND WITH MARBLE EFFECT HEARTH, WOODEN MANTLE SHELF, SPACE FOR INSET ELECTRIC STOVE.

**INNER HALLWAY GIVING ACCESS TO -**

W/C - PEDESTAL WASHBASIN WITH TILED SPLASHBACKS, EASY TURN MIXER TAPS, DUO FLUSH TOILET, CEILING LIGHT POINT, RADIATOR. AND UNDERSTAIRS CUPBOARD GIVING GOOD STORAGE.

**KITCHEN/DINER**

ENJOYING QUALITY RANGE OF MODERN EASY CLOSE UNITS WITH BRUSHED STEEL DOOR FURNITURE, WOOD EFFECT WORKSURFACES WITH INSET ½ BOWL AND SINGLE DRAIN STAINLESS STEEL SINK UNIT, INSET 4 RING GAS HOB, INSET BRUSHED STEEL AND GLASS DOUBLE OVEN AND GRILL, BRUSHED STEEL SPLASHBACK WITH EXTRACTOR HOOD OVER WITH FAN AND LIGHT, UNIT MATCHED BOILER CUPBOARD HOUSING LOGIC COMBI BOILER, SPACE FOR FRIDGE FREEZER, FITTED SLIMLINE DISHWASHER, CEILING LIGHT POINT, CEILING MOUNTED EXTRACTOR, UNDER UNIT LIGHTING, LAMINATE FLOORING THROUGHOUT. DINING AREA ENJOYS CEILING

LIGHT POINT, DOUBLE RADIATOR, TV POINT, FULL HEIGHT UVPC FRENCH DOORS OUT TO REAR PATIO AND GARDENS.

**LANDING**

CEILING LIGHT POINT, RADIATOR AND ATTIC ACCESS.

**BEDROOM1**

CENTRE CEILING LIGHT POINT, RADIATOR, ENSUITE COMPRISING FULLY TILED SHOWER CUBICLE WITH CONCERTINA DOOR TO FRONT, WALL MOUNTED WASHBASIN WITH EASY TURN MIXER TAP, TILED SPLASHBACKS, DUO FLUSH TOILET, CEILING MOUNTED EXTRACTOR, WALL MOUNTED TOWEL RAIL.

**BEDROOM2**

CEILING LIGHT POINT, RADIATOR.

**BEDROOM3**

CEILING LIGHT POINT, RADIATOR.

**BATHROOM**

WHITE SUITE COMPRISING PANELLED BATH WITH SHOWER ATTACHMENT, PEDESTAL WASHBASIN, DUO FLUSH TOILET, HEATED TOWEL RAIL, EXTRACTOR, FLUSH MOUNTED CEILING LIGHT POINT.

**VIEWING** - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

**TENURE** - FREEHOLD

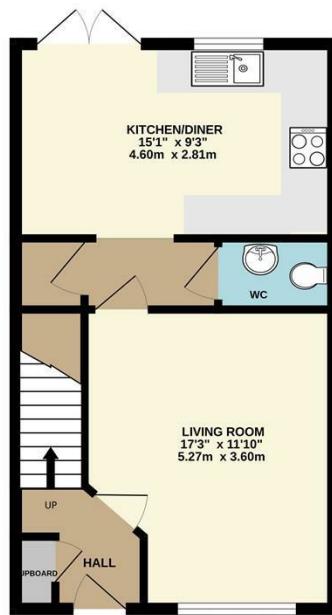
**SERVICES** - MAINS GAS, WATER, ELECTRIC & DRAINAGE  
NYCC TAX BAND - C

**EPC** - B

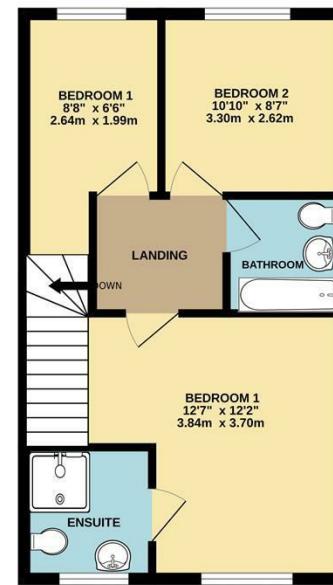


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



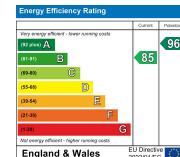
1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



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TOTAL FLOOR AREA: 811 sq.ft. (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows and rooms are approximate only. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.  
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- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment, appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
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- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

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