



James Winn
Estate Agents

Tel: 01845 524488 Fax: 01845 522855

www.jameswinn.co.uk

2 Bakers Alley, 29 Market Place, Thirsk, North Yorkshire, YO7 1HD
thirsk@jameswinn.co.uk



9 Butterfly Close, Sowerby Thirsk YO7 3SP

An opportunity to purchase this stunning, detached, recently built four double bedroom, two bathroom family home. The property is located at the southern end of Sowerby on the new Sowerby Gateway development and was built only four years ago by Taylor Wimpey. Over two floors the accommodation comprises of an entrance hall, a cloakroom/w.c, a lounge with bay window, a fabulous 26' family dining kitchen with integrated appliances & patio doors to the garden, a galleried first floor landing, a master bedroom with fitted wardrobes & en-suite shower room, three further double bedrooms and a modern house bathroom/w.c.. To the exterior of the property there is a good sized driveway providing off road parking for multiple vehicles, a garage and an enclosed rear garden with lawn, patio areas & summer house. With the added benefits of gas central heating, double glazing & the remainder of its 10 year NHBC warranty, viewing is highly recommended to appreciate the size, location, plot and presentation of the accommodation on offer. EPC B.

£310,000

LOCATION

The property is situated at the Southern end of Sowerby on the new Sowerby Gateway development with access to cycle routes and a new supermarket & cafe. The property has nice plot on this popular site and we feel its position sets it apart from houses within the development. 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. It is hoped that there will shortly be a new doctors surgery and further shops opening within close walking distance to the house.

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 high school and turn right at the roundabout. Proceed along the road and take the left hand turn onto Swan Way, then the next right onto Butterfly Close where the property is located on the right.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With entrance door to the front elevation, spindle banister staircase to the first floor, understairs storage, glazed doors to the kitchen & lounge and radiator.



CLOAKROOM/W.C.

With modern white suite comprising of a low level w.c., pedestal wash hand basin, part tiled walls, spotlights, extractor fan and radiator.



LOUNGE

15'7" x 10'4" plus bay (4.77 x 3.17 plus bay)

With double glazed bay window to the front elevation, electric fireplace, television point and radiators.



FAMILY DINING KITCHEN

26'0" x 9'8" (7.94 x 2.97)

Including a modern fitted range of wall and base units incorporating wood effect work surfaces, one and a half bowl sink unit with mixer taps over, integrated electric double oven & gas hob, extractor hood & light, dishwasher, washing machine, fridge freezer, underlighting, spotlights, radiators, double glazed patio doors to the garden and double glazed windows to the rear.



FIRST FLOOR LANDING

Galleried landing with double glazed window to the front, storage cupboard, access to the loft and radiator.



MASTER BEDROOM

14'2" x 10'0" (4.33 x 3.07)

With double glazed window to the rear elevation, fitted wardrobe & dressing table, television & telephone points and radiator.



EN-SUITE SHOWER ROOM

Including a modern three piece suite comprising of a double step in shower cubicle, hand basin, low level w.c., part tiled walls, vertical heated towel rail, extractor fan and spotlights.



BEDROOM TWO

11'6" x 10'9" (3.53 x 3.29)

With double glazed window to the front elevation and radiator.



BEDROOM THREE

11'7" x 9'11" (3.55 x 3.03)

With double glazed window to the rear, fitted wardrobes and radiator.



BEDROOM FOUR

8'7" x 8'4" (2.63 x 2.55)

With double glazed window to the front and radiator.

HOUSE BATHROOM/W.C.

Including a modern three piece suite comprising of a panelled bath with shower over, hand basin, low level w.c., part tiled walls, vertical heated towel rail, extractor fan, spotlights, cupboard housing the hot water tank and double glazed window to the side elevation.



EXTERIOR



DRIVEWAY & GARAGE

15'8" x 9'2" (4.78 x 2.8)

Good sized driveway, providing off road parking for multiple vehicles, leading to the garage with up & over door, light & power and boiler.



GARDEN

To the rear there is a good sized enclosed rear garden laid to lawn with patio areas, flower borders, decked area with summer house, gate to the front and fenced boundaries.



VIEWING

Viewing is Strictly By Appointment Only.

MORTGAGE ADVICE

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.

FREE VALUATION

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

FREEHOLD

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.



GROUND FLOOR
APPROX. FLOOR
AREA 675 SQ.FT.
(62.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 661 SQ.FT.
(61.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1337 SQ.FT. (124.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2021