

HUNTERS[®]

HERE TO GET *you* THERE



Evergreen Way

Sowerby, Thirsk, YO7 3FJ

Asking Price £280,000



Council Tax: C



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Entrance Lobby

Composite door with glazed panel giving access to stairs and Dining Kitchen.

Lounge

13'10" x 11'3" (4.22 x 3.45)

A lovely airy room; full height glazed double doors with sidelights give access to the rear garden.

Kitchen/Dining Room

17'1" (max) 10'5" (max) (5.21 (max) 3.18 (max))

Fitted with a good range of modern white high gloss wall and floor units with complementary worktop over. Built under oven with hob over and extractor over. Integrated fridge/freezer, integrated dishwasher, and stainless sink under a window overlooking the front garden and open area beyond. Wood effect flooring throughout and down lights to ceiling.

WC

Fitted with a two piece suite in white comprising low flush WC and corner sink unit

First Floor

Landing with window to the side elevation.

Bedroom Two

13'8" x 11'3" (4.19 x 3.45)

A good size double bedroom with window overlooking the rear garden and a range of fitted wardrobes.

House Bathroom

With part tiled walls and wood effect flooring, this is a lovely contemporary space fitted with a three piece suite in white, comprising wall hung basin, bath and low flush WC. Ladder towel radiator.

Bedroom Three

10'7" x 6'11" (3.25 x 2.13)

With window overlooking the front garden

Second Floor

Master Bedroom

22'0" (to bay) x 13'8" (6.73 (to bay) x 4.19)

Dual aspect, with windows to the front and rear elevation and open to the stairs

Ensuite Shower Room

Fitted with walk in shower and low flush WC and wall hung handbasin. Part tiled walls and wood effect flooring. Velux window.

Outbuilding

8'0" x 6'5" (2.44 x 1.96)

Useful space with window.

Gardens

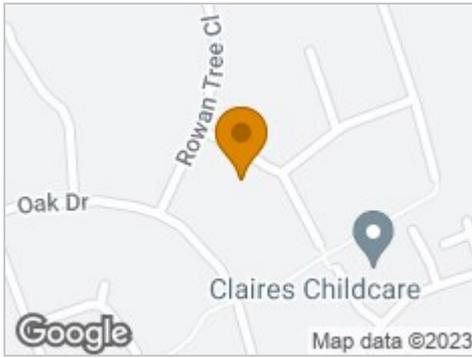
The front garden is laid to lawn behind a low hedge with a gravel and paved path. The rear garden is fully enclosed and enjoys a south west facing aspect. Mainly laid to lawn with patio area and paved path, there is a useful useful timber outbuilding at the rear.

Parking

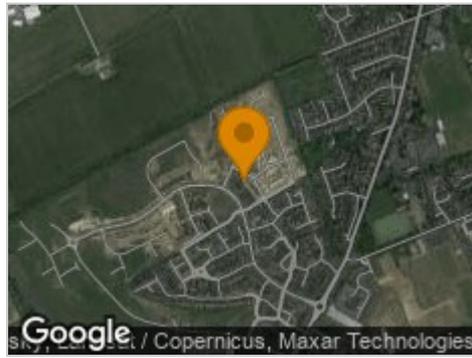
The driveway provides tandem parking for two cars, there is an additional space in one of the bays opposite.



Road Map



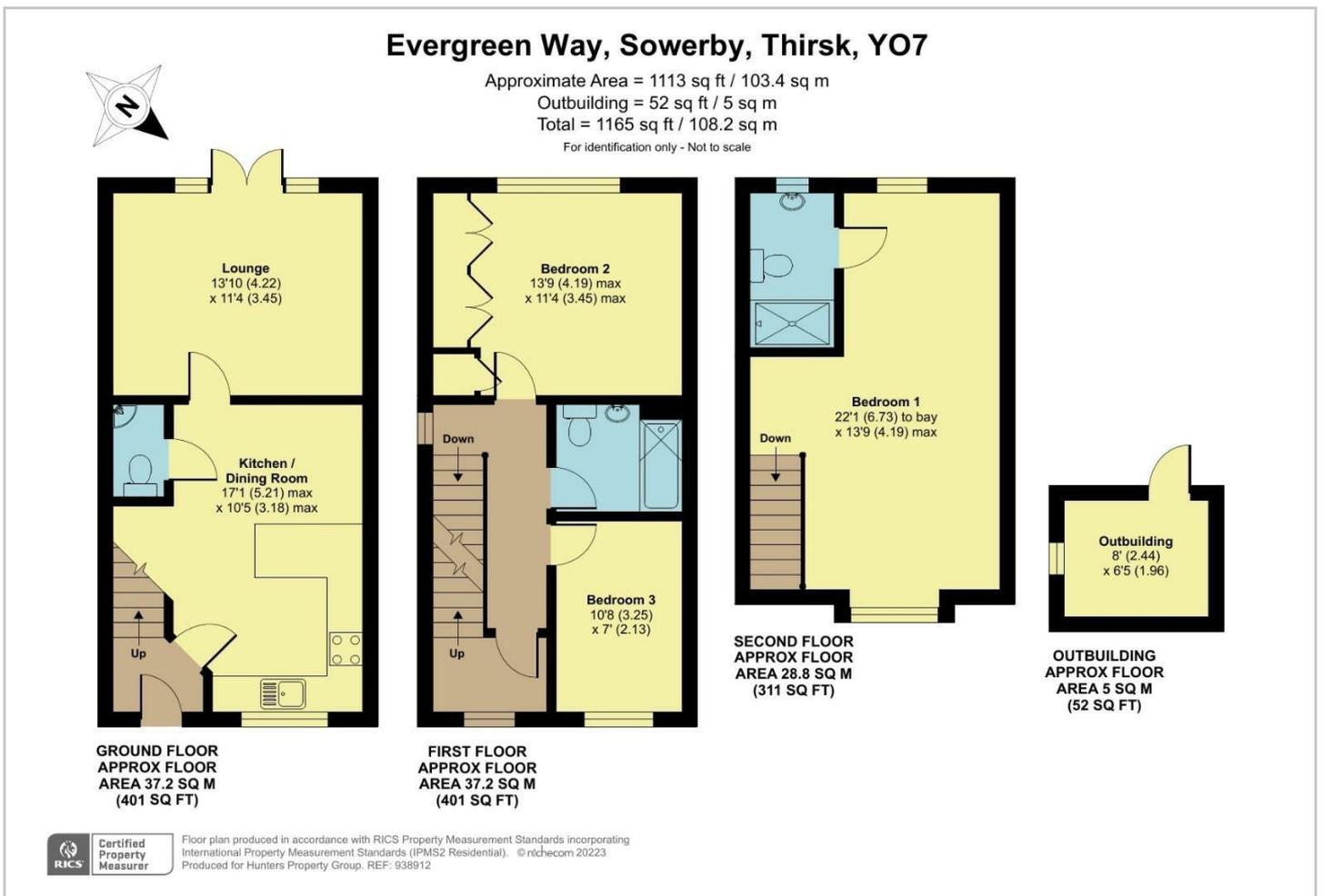
Hybrid Map



Terrain Map



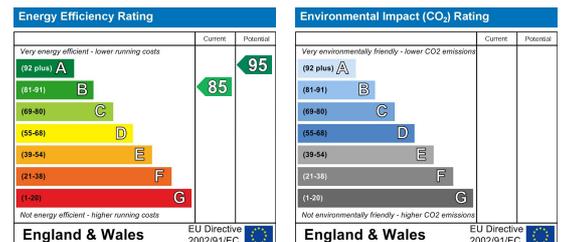
Floor Plan



Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.