

HUNTERS[®]

HERE TO GET *you* THERE



Saxty Way

Sowerby, Thirsk, YO7 1SG

£1,400 Per Calendar Month



Council Tax: D



1A Saxty Way

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£1,400 Per Calendar Month



Substantial three bedroom family home situated in a popular location within Sowerby. The house is finished to a standard rarely seen on the open market, with modern bathroom and kitchen, neutral decoration throughout and Oak doors. To the rear is a fully enclosed garden with two sheds. Viewing recommended to appreciate the level of finish.

GARDEN 50' x 34' (15.24m x 10.36m) large garden, with patio area and selection of shrubs.

Entrance Hall

With doors off to dining room, cloakroom and integral garage.

Cloakroom

Fitted with white suite comprising; wash hand basin and low flush WC.

Dining Room

12'4" x 9'3" (3.76 x 2.84)

With full height window to the front of the property, built in alcove shelving, doors to kitchen and lounge and central heating radiator.

Lounge

15'10" x 12'4" (4.83 x 3.78)

A good sized reception room with windows and French doors looking over the enclosed rear garden. Built in alcove shelving and central heating radiator.

Kitchen

11'6" x 6'0" (3.51 x 1.83)

Modern fitted kitchen, with space for freestanding fridge/freezer, freestanding electric cooker, breakfast bar and plumbing for dishwasher, Window to rear garden and door to gated pathway.

First Floor

Landing with window to rear elevation.

Bedroom One

12'4" x 11'1" (3.78 x 3.4)

with built in wardrobe, floor to ceiling window and further window overlooking the garden. Central heating radiator.

Bedroom Two

12'4" x 8'3" (3.76 x 2.54)

With built-in wardrobes, double glazed window to front elevation and central heating radiator.

Bedroom Three

With double glazed window to the rear garden and central heating radiator. The room also benefits from a large cupboard/walk in wardrobe within the eaves space.

Bathroom

9'8" x 7'3" (2.95 x 2.21)

Modern fitted white suite comprising; wash hand basin, low flush WC and bath with shower over.

Integral Store/Utility Space

15'1" x 10'4" (4.6 x 3.15)

This useful space is equipped with space and plumbing for a washing machine and tumble dryer, together with wall mounted drying racks mounted

over a central heating radiator. The room is carpeted and houses the central heating boiler, An ideal addition for storage, home gym and laundry.

Garden

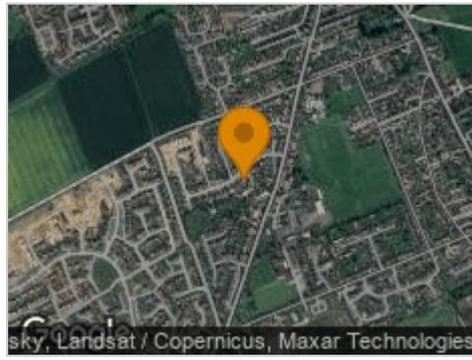
The house benefits from a good sized, fully enclosed rear garden with two bespoke wooden sheds, external power sockets and tap. Lawned with flower and shrub beds.



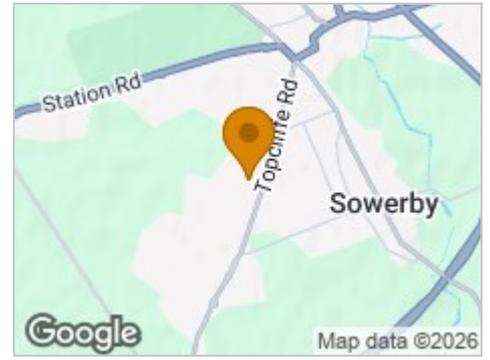
Road Map



Hybrid Map



Terrain Map



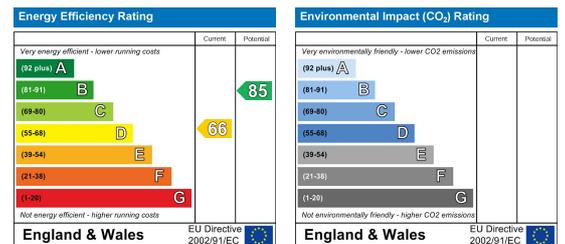
Floor Plan



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.