

Freehold £195,000

Rosemary Close, Sowerby, Thirsk, North Yorkshire YO7 3SL



- Two Storey, Two Bedroom House
- Bathroom plus Downstairs Cloakroom
- Rear Garden
- Approx. 674 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Two Parking Spaces

## GENERAL DESCRIPTION

A recently-built house that features a kitchen/dining room, a ground-floor cloakroom and a rear reception room with double doors which open onto the west/south-west-facing garden. Upstairs is a main bedroom with fitted wardrobe plus a second slightly smaller bedroom and a simple, modern bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating have resulted in a very good energy-efficiency rating. The house comes with parking for two cars and the nearby roads allow easy access to the A1 (M) as well as to York, Harrogate and the National Parks and areas of natural beauty that this region is famous for. Thirsk Railway Station offers an alternative transport option and is only a short bike ride away.

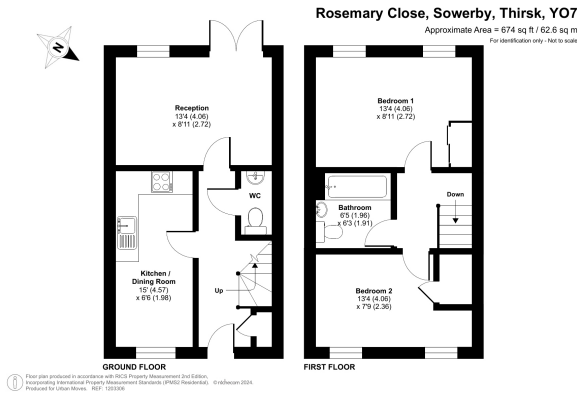
**Tenure:** Freehold.

**Estate Charge:** £10.15 per month (subject to annual review).

**Council Tax:** Band C, North Yorkshire Council.

**Please Note:** This property is currently part-owned by Heylo Housing but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

**Kitchen**  
15' 0" x 6' 6" (4.57m x 1.98m)

#### Cloakroom

**Reception Room**  
13' 4" x 8' 11" (4.06m x 2.72m)

**Garden**  
approximately 35' 3" x 16' 2" (10.74m x 4.93m)

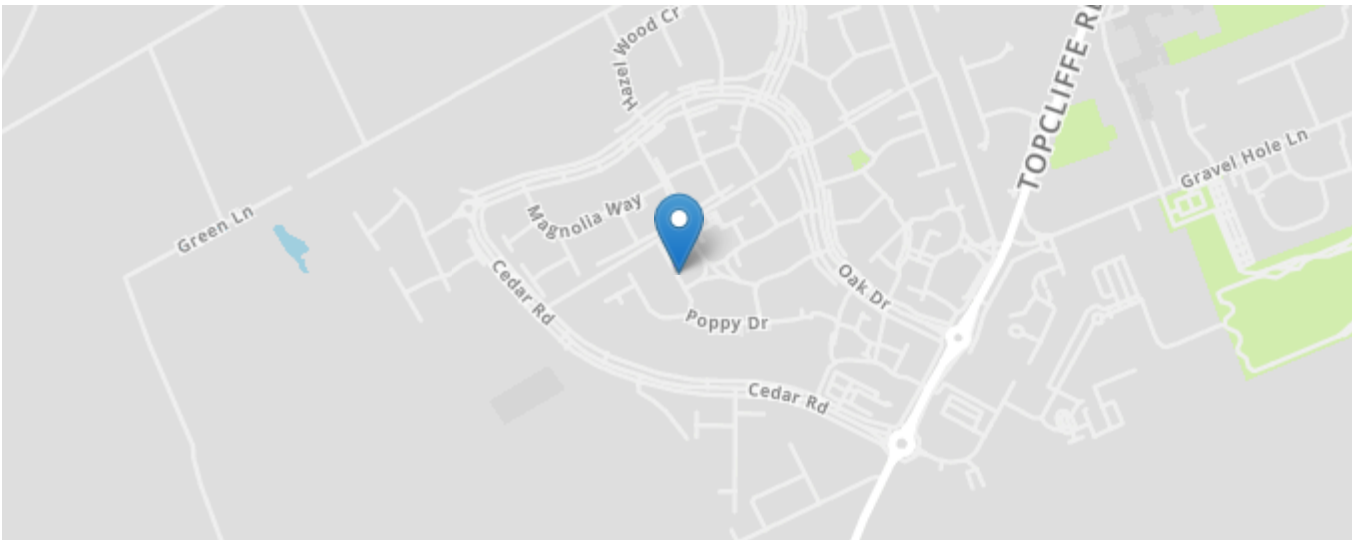
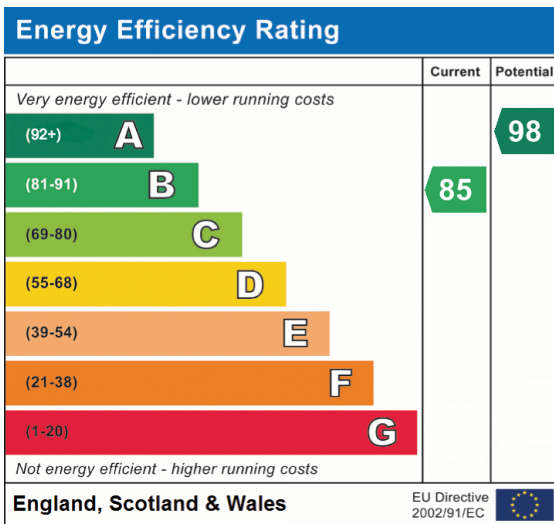
### FIRST FLOOR

#### Landing

**Bedroom 1**  
13' 4" x 8' 11" (4.06m x 2.72m)

**Bathroom**  
6' 5" x 6' 3" (1.96m x 1.91m)

**Bedroom 2**  
13' 4" max. x 7' 9" max. (4.06m x 2.36m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.