

# NOVE

15 Hazel Wood Crescent, Sowerby

Thirsk

Offers Over £290,000



# 15 Hazel Wood Crescent

Sowerby, Thirsk

Introducing a well presented three-bedroom detached property, perfectly situated for both comfort and convenience. This home features a garage and a driveway, offering ample off-road parking. To the front, you'll find a delightful communal green that enhances the appeal of the location, while the property itself is not directly overlooked, providing a sense of privacy.

At the rear, a well-maintained lawned garden invites outdoor relaxation, complete with a patio area accessible from the inviting sitting room—ideal for entertaining or enjoying quiet evenings outdoors.

Located just a short walk from the town centre and easily accessible to the train station. Don't miss the opportunity to make this lovely home your own!

Currently, as this estate is still in development, the roads are unadapted. There is an annual management charge, understood to be in the region of £175, which covers grass cutting and maintenance of the estate.

The property is connected to mains electricity, gas, water and sewerage. If you require any further information, please do not hesitate in contacting our office.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 2023 Build
- Large Rear Garden
- Open Views to the Green
- Double Driveway





### Entrance Hall

The spacious entrance hall offers access to all ground floor rooms and stairs to the first floor.

### Dining Room

10' 2" x 8' 7" (3.10m x 2.61m)

To the front of the property the dining room enjoys views of the green area to the front of the property. With a wall mounted low level radiator.

### Living Room

14' 2" x 10' 5" (4.32m x 3.17m)

With double doors that open onto the patio and garden beyond the living room is a light sunny room.

### Kitchen

9' 8" x 9' 7" (2.95m x 2.93m)

The kitchen has a double glazed back door to the side of the property. with a great range of base and wall units the kitchen has all appliances integrated including, dishwasher, fridge freezer and washing machine, the 4 ring gas hob and electric oven below. The large window overlooks the garden and the property sits between a gap in houses behind to allow more privacy.

### W.C

8' 7" x 3' 5" (2.62m x 1.04m)

The large downstairs toilet has a white suite and recessed spot lights, there is a chrome heated towel rail.

### Landing

The first floor landing offers access to all bedrooms and the loft. With a large storage cupboard and window the large light landing currently houses a desk.





### Bedroom One

13' 4" x 8' 8" (4.06m x 2.64m)

The main bedroom has a large window to the front elevation overlooking the green below.

### Ensuite

6' 8" x 4' 11" (2.02m x 1.51m)

The ensuite shower room has a obscured glass window to the front of the property, the step in shower cubicle has a gravity fed shower from the mains water. with toilet and basin the shower room is fitted with wood effect flooring and spotlights.

### Bedroom Two

9' 10" x 9' 8" (2.99m x 2.95m)

To the rear of the property the second bedroom overlooks the garden.

### Bedroom Three

9' 8" x 8' 8" (2.94m x 2.64m)

To the rear of the property the third bedroom has large fitted wardrobes.

### House Bathroom

6' 8" x 6' 5" (2.04m x 1.95m)

With wood effect flooring and spot lights, the bathroom is lovely and bright with bath, basin and toilet. there is a shower over the bath and heated towel rail.







## GARDEN

To the rear is a large lawned garden with patio. the garden is fully enclosed with access to the side of the property via a gate.

## GARAGE

Single Garage

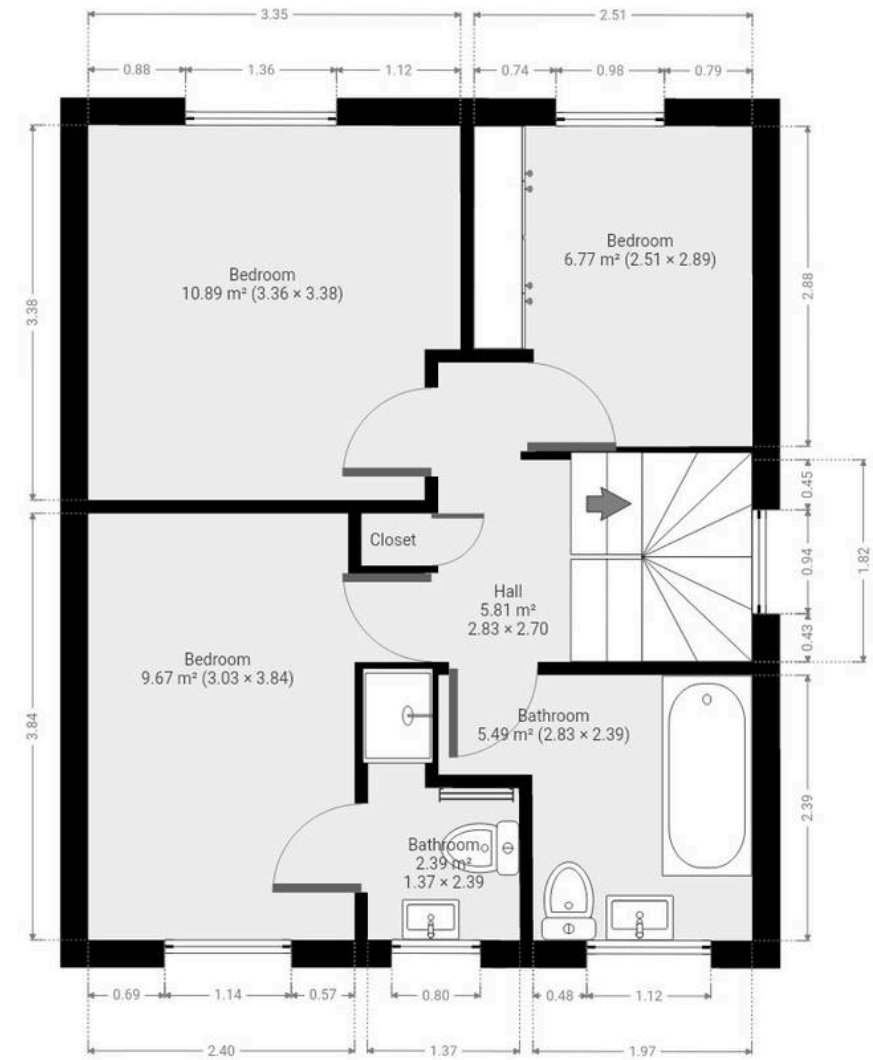
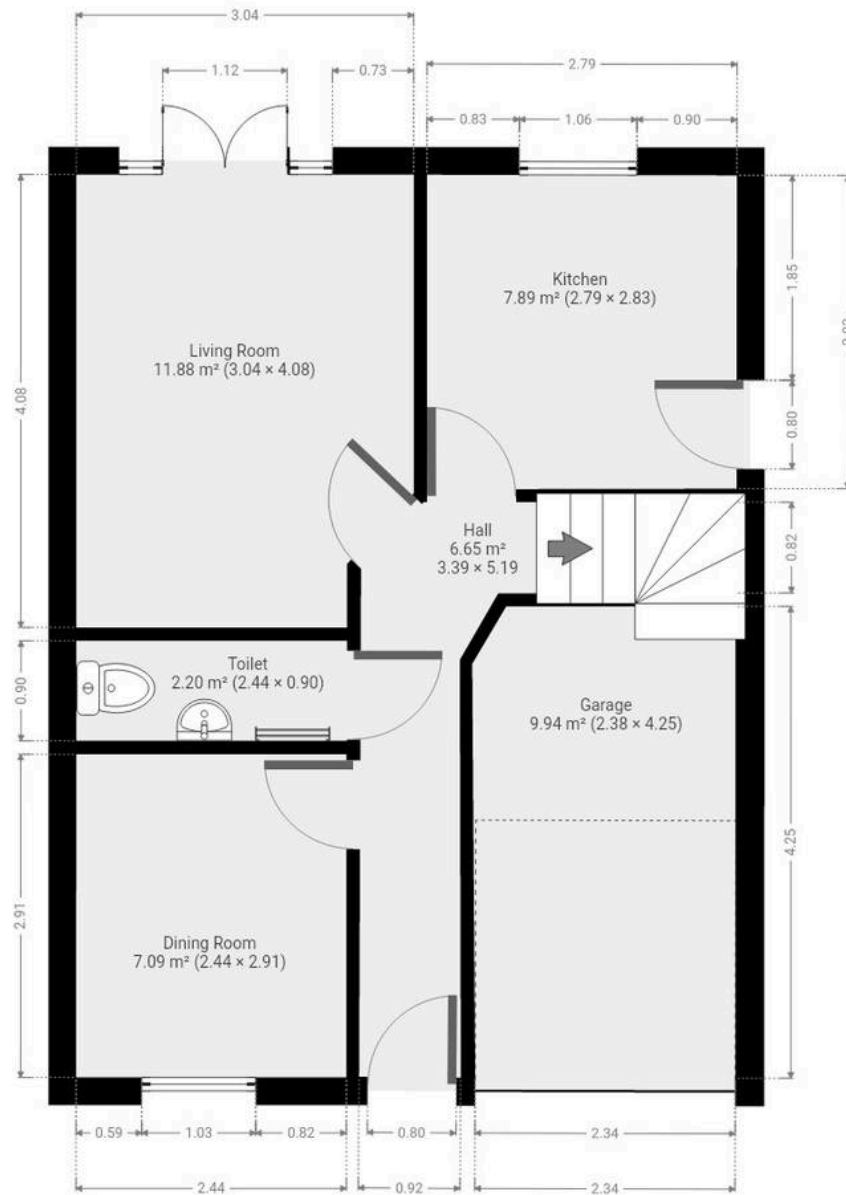
With up and over door the garage is fitted with power and lights, the garage houses the gas boiler and the internet comes into the property in the garage.

## DRIVEWAY

2 Parking Spaces

Tarmac driveway to the front of the property, offering side by side parking for two vehicles.





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.







**Nove**

9 Bridge Street, Thirsk - YO7 1AD

01845 407047

[info@noveproperty.co.uk](mailto:info@noveproperty.co.uk)

[noveproperty.co.uk](http://noveproperty.co.uk)

