
Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE
21
21 Iris Close
Sowerby
YO7 3GN
Price Guide
£201,950

Sensible offers are invited on this well-presented semi-detached home for buyers in a position to proceed quickly. The property offers well-balanced living accommodation over two floors, with pleasant south-west facing rear gardens and off-street parking. Early viewing is strongly recommended.







Property Description
Upon entering the home, you are welcomed into a reception hall which provides access to the dining kitchen, lounge, and cloakroom, as well as the staircase leading to the first floor.

The lounge is beautifully presented and enjoys double doors that open directly onto the garden, creating a bright and inviting space that is perfect for both relaxing and entertaining.

Positioned at the front of the property, the contemporary dining kitchen is fitted with a range of sleek wall and base units, complemented by a host of integrated appliances and generous worktop space. A window to the front elevation offers pleasant views over the green.

Completing the ground floor is the cloakroom, fitted with a WC and wash hand basin.

To the first floor, the landing leads to two well-proportioned double bedrooms and a modern bathroom. The bathroom is fitted with a white suite comprising a panelled bath, WC, and wash hand basin, all set against a tiled surround.

Externally, the rear garden provides a delightful and private outdoor space with a lawn, patio area, and fenced borders—ideal for summer dining and leisure. To the front, a large driveway offers off-road parking for two vehicles.

The property is freehold
Council: North Yorkshire
Tax Band:
EPC: B
EPC Link:https://find-energy-certificate.service.gov.uk/energy-certificate/1734-4736-0000-0657-5296

The market town of Thirsk
Thirsk is ideally located for country pursuits and offers a racecourse, excellent golfing facilities, and various sports opportunities. Situated in 'Herriot Country' between the Yorkshire Dales and North York Moors National Parks, it provides a charming living environment.

The town’s market square features a wide range of independent shops, restaurants, and cafes, adding to its appeal.

Thirsk has excellent road links to Harrogate (22 miles), York (21 miles), Leeds (30 miles), and Teesside (23 miles), as well as rail connections via the TransPennine Express and Grand Central, offering direct access to London Kings Cross in under 2½ hours. Airports at Durham Tees Valley (25 miles) and Leeds Bradford (35 miles) further enhance connectivity.

Thirsk has three primary schools and a secondary school, with well-regarded private schools, including Queen Mary’s, Cundall Manor, Ampleforth, and Queen Ethelburga’s, within a 20-mile radius.

Disclaimer
We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

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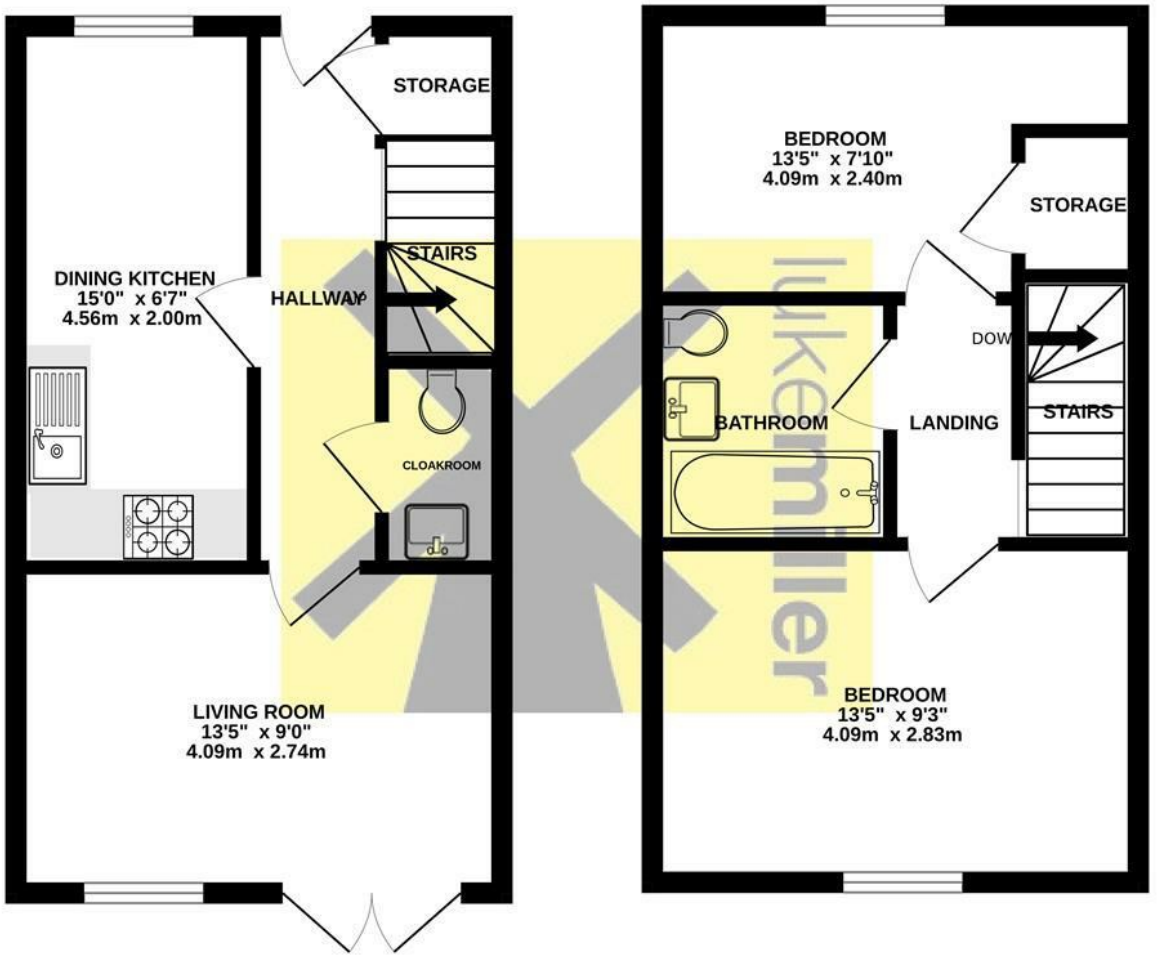






GROUND FLOOR
321 sq.ft. (29.9 sq.m.) approx.

1ST FLOOR
321 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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