



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



19 Ash Court, Sowerby, YO7 3JE
Price Guide £372,500

Enjoying a prime position within this sought-after development, this mature and spacious family home is beautifully presented and boasts a large open-plan dining kitchen, dual-aspect living room, four double bedrooms, private gardens, ample parking, and a garage. With NO ONWARD CHAIN, viewings are simply essential.

- Prime position within a highly sought-after residential development
- Bright dual-aspect living room offering excellent natural light
- Utility room and ground floor cloakroom for added convenience
- Spacious and immaculately presented four double bedroom family home
- Primary bedroom with en-suite and windows to two elevations
- Driveway parking and single garage with up-and-over door
- Stunning open-plan dining kitchen with integrated appliances and direct garden access
- Private, enclosed garden with large patio and generous lawn
- Ideal for families seeking space, style, and privacy in a desirable location



The perfect location

This house is perfectly positioned to take advantage of everything that Thirsk has to offer. The town provides education from nursery through to sixth form college, making it well suited to families with children of all ages. A wide range of amenities are within easy reach, including independent shops, supermarkets, cafés, restaurants, a cinema, and a leisure centre. There are also several parks and recreation grounds, sports pitches, and facilities for running and cycling. In addition, Thirsk benefits from excellent transport links via the A19, A1(M), and railway station, providing convenient access to York, Leeds, Newcastle, and London.

The Property

Upon entry, the reception hall gives access to the living room, the spacious open-plan dining kitchen, and the staircase leading to the first floor. The living room is bright and airy, featuring windows on two elevations that flood the space with natural light. The dining kitchen is fitted with a contemporary range of base and wall units, a selection of integrated appliances, and generous countertop space. A window to the front elevation and double doors to the side open directly into the private rear garden, enhancing both light and access.

Beyond the kitchen is the utility room, which features coordinating units and an integrated washing machine. Adjacent to the utility room, and completing the ground floor, is the cloakroom.

Upstairs, there are four exceptionally well-presented double bedrooms. The primary bedroom enjoys windows to two elevations, fitted wardrobes and benefits from a modern en-suite shower room, complete with a walk-in shower, WC, wall hung wash hand basin, and stylish tiled surrounds. The guest bedroom is also double bedroom with the benefit of fitted wardrobes. The house bathroom, accessed via the landing, includes a modern white suite with a panelled bath, wall-hung wash hand basin, WC, and tiled surrounds, along with a window to the rear elevation.

Externally, this property is ideal for families or those who value a private garden. The outdoor space includes a large flagged patio area perfect for seating, a walled perimeter on three sides, and a generous lawn that offers flexibility for personalisation. For parking, there is a large driveway and a single garage accessed via an up-and-over door.

The property is Freehold

Council: North Yorkshire

Tax Band: E

EPC: B

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0536-9026-0600-0862-3202>

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.

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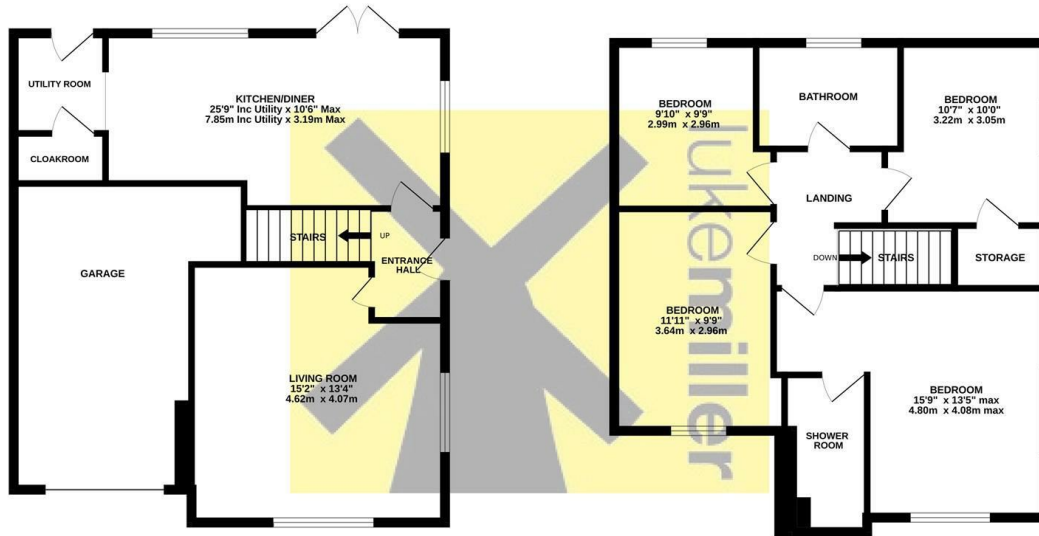
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GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.

1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 1404 sq.ft. (130.5 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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