

10 Oak Drive  
Sowerby  
Sowerby, YO7 3RF  
Price Guide £299,350



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



This upgraded three-bedroom home offers good space across two floors, with a bright main living area, a practical kitchen layout and well-kept bedrooms. The property includes private gardens, a garage and off-street parking, making it a strong fit for day-to-day family living. Set in a popular residential area and ready to move into, it's a straightforward, well-finished home that's worth viewing.



**The Property**

On entry, a generous and welcoming hallway gives access to the living room, dining kitchen, cloakroom, and staircase to the first floor.

The living room sits to the front of the property and comfortably accommodates a full suite of furniture. With two front-facing windows, the room enjoys plenty of natural light throughout the day.

The contemporary dining kitchen is fitted with a range of wall and base units, integrated appliances, and ample worktop space. The dining area easily seats six and features double doors opening into the rear garden. There is also an understairs storage cupboard for added practicality.

A ground-floor cloakroom with WC and wash basin completes the downstairs accommodation.

Upstairs, the landing leads to three double bedrooms and a modern bathroom fitted with a panelled bath and shower, wall-hung WC, and wash basin with tiled flooring and walls.

Externally, the front garden is enclosed by mature hedging with a lawned area and pathway to the entrance. The rear garden is ideal for families and entertaining, featuring a large patio area, lawn, and a second seating space positioned to catch the evening sun. A rear gate leads to the garage block, where this property's garage and parking space occupy the central position.

**Important Information**

The property is Freehold

Council: North Yorkshire

Tax Band: D

EPC: B

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/4335-8620-8509-0876-5296>

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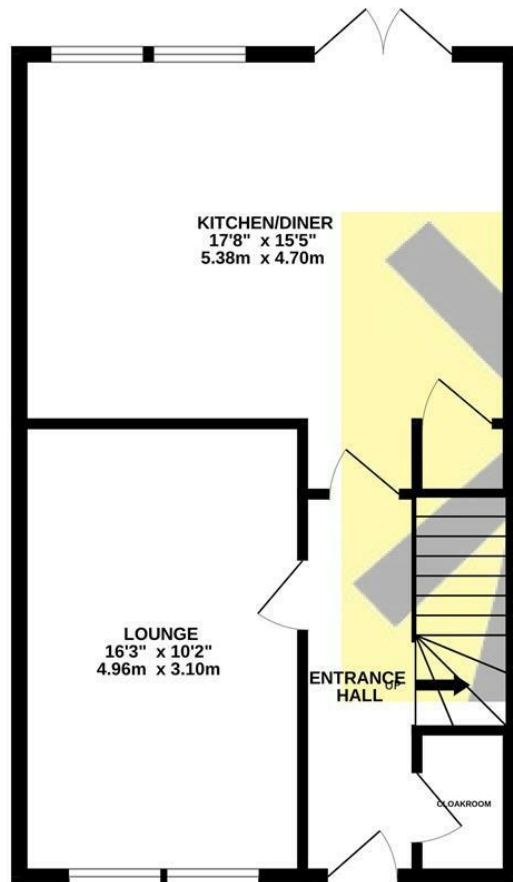








GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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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