



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



202 Front Street, Thirsk, YO7 1JN
Price Guide £365,000

With an elevated position on the highly regarded Front Street in Sowerby, this exceptionally spacious detached bungalow occupies a substantial plot with generous gardens, ample parking and excellent potential to extend, subject to the necessary planning permissions. Offered with no onward chain, the property provides flexible living accommodation in one of the area's most desirable residential locations. Early viewing is strongly recommended.



The Property

On entering the property, a vestibule leads through to the open-plan living and dining room, providing generous space for both a three-piece suite and a full-sized dining table. A decorative electric fire with an Adam-style surround, natural stone inset and hearth creates an attractive focal point, whilst the large front-facing window takes full advantage of the property's elevated position, enjoying far-reaching views across open farmland towards Sutton Bank. French doors lead through to the inner hall, where there is access to the majority of the accommodation.

The breakfast kitchen is fitted with a range of coordinating base and wall units, complemented by generous work surface space and a breakfast bar. Additional fitted cupboards provide excellent storage, whilst a window overlooks the substantial rear garden. A door leads through to the useful boot room/utility, offering ample space for laundry appliances and housing the gas central heating boiler. The room also benefits from a side-facing window and an external door providing direct access to the rear garden.

The bedroom accommodation comprises two spacious double bedrooms. The principal bedroom overlooks the rear garden and benefits from a range of fitted wardrobes, whilst the second double bedroom is positioned to the front of the property, enjoying far-reaching views across the surrounding countryside towards Sutton Bank.

Completing the internal accommodation is the modernised shower room, fitted with a large walk-in corner shower, W.C. and pedestal wash hand basin. Contemporary wall panelling and a rear-facing window complete the room.

Externally, the property occupies an exceptional plot with beautifully maintained gardens to both the front and rear. The front garden is screened by a mature established hedge, providing an excellent degree of privacy, whilst the tiered lawns offer buyers the opportunity to landscape further should they wish. A flagged pathway and steps provide pedestrian access to Front Street.

To the rear, the gardens are a particular feature of the property, offering an exceptional amount of outdoor space with clear potential to extend the bungalow, subject to the necessary planning permissions. A central lawn is bordered by well-stocked herbaceous and flowering beds, whilst a substantial gravelled area has been created for ease of maintenance. A large driveway provides ample off-road parking for several vehicles and is accessed from Back Lane, offering convenient vehicular access to Front Street.

Important Information

The property is freehold

Council: North Yorkshire

Tax Band: D

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2774-9630-2106-4461>

Disclaimer

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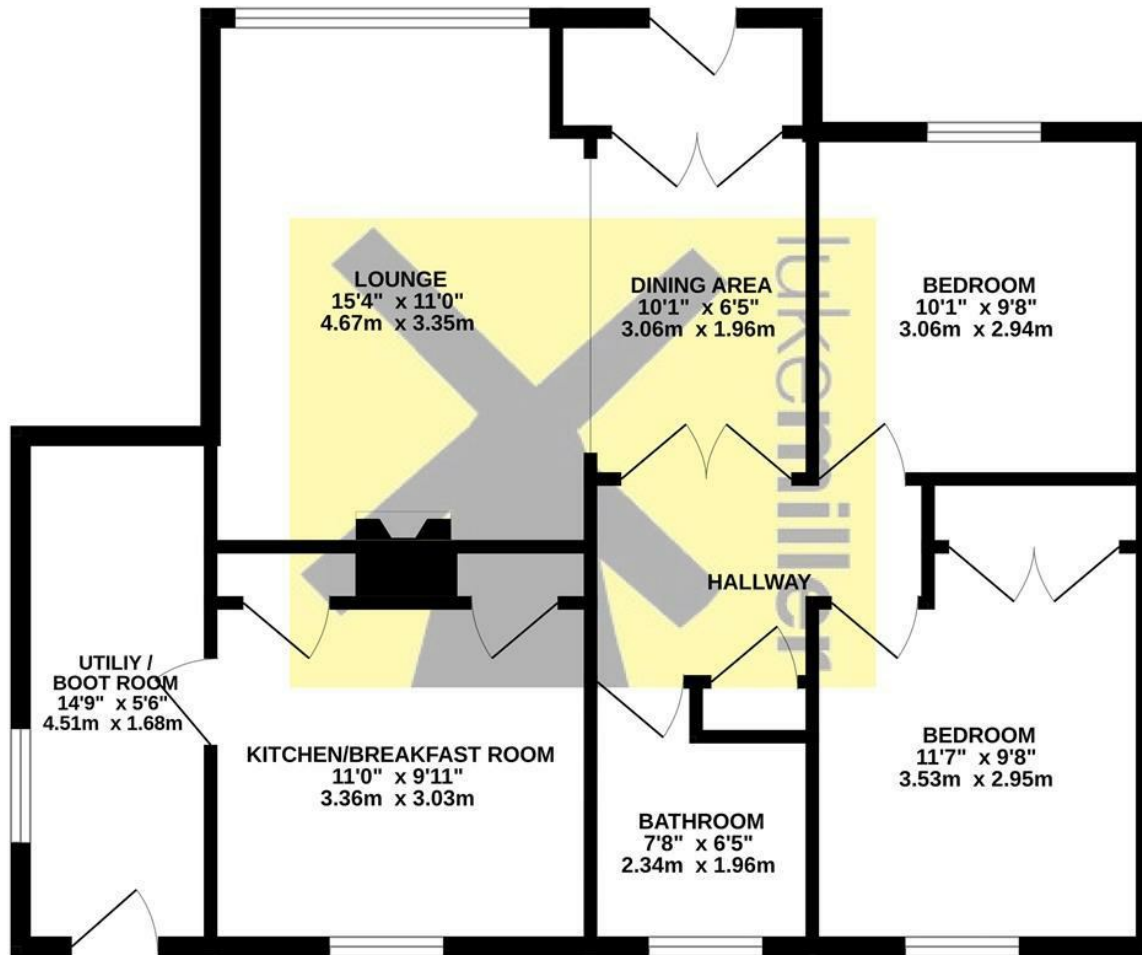
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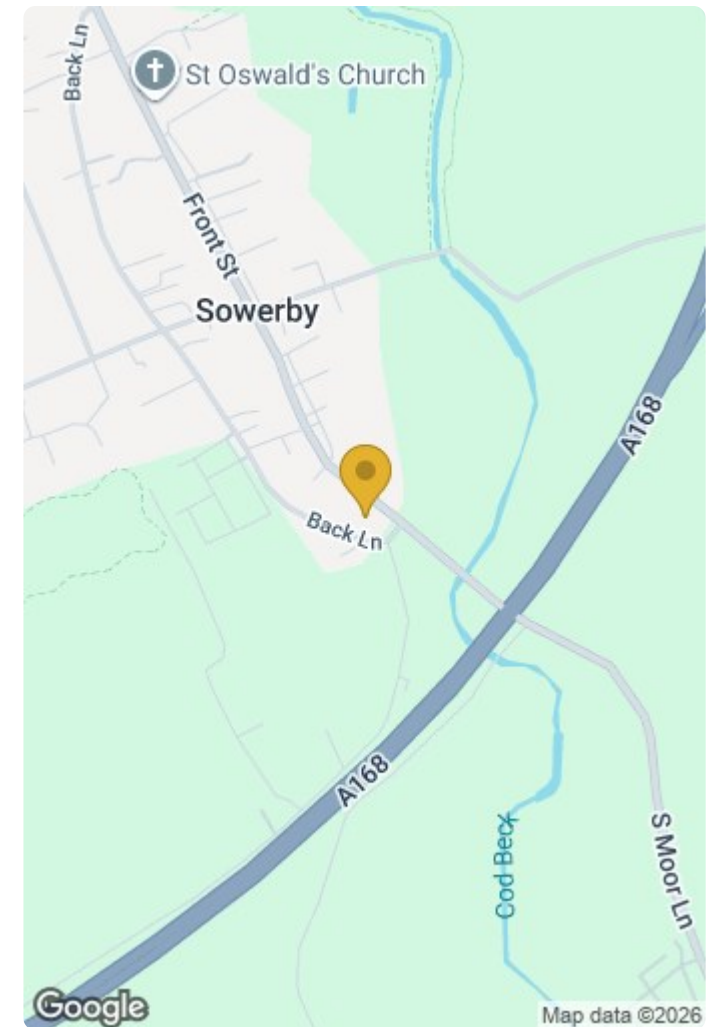
GROUND FLOOR

771 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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