



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



**St Oswalds Front Street, Sowerby, YO7 1JB
Price Guide £242,500**

Positioned within easy reach of the town centre and offered with no onward chain, School House is ready for a straightforward purchase. The layout provides a generous reception hall, two separate reception rooms and a practical kitchen to the ground floor, with two double bedrooms and a bathroom upstairs. Outside, the property benefits from off-road parking and a garage. A practical home with clear potential.



The Property

On entry, the large reception hall creates a useful central space and could double as a dining area if needed, as it sits next to the kitchen. The kitchen is fitted with base and wall units, roll-top work surfaces and a range of integrated appliances, and it also has a door opening to the front garden. From the dining area, a short run of steps leads to the second reception space, which has a door out to the rear. From here, the layout opens into two further reception rooms. The main living room has windows on two sides and a living-flame gas fire with a stone hearth as its focal point. The second reception room works well as a study, though it appears to have been used previously as an additional bedroom, with fitted wardrobes and a window to the rear.

Upstairs, there are two double bedrooms and a main bathroom, which includes a separate shower, a panelled bath, WC and pedestal wash basin, with natural light provided by a roof light.

Outside, the front garden is well kept, mainly lawned with established beds and borders. A driveway leads to a good-sized single garage with power, lighting and a water tap. To the rear, a public footpath gives straightforward access to the parks, playing fields and Cod Beck, as well as the village hall in Sowerby.

Important Information

Council: North Yorkshire

Tax Band: B

EPC: E

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2186-1936-6051-9654-8281>

Disclaimer

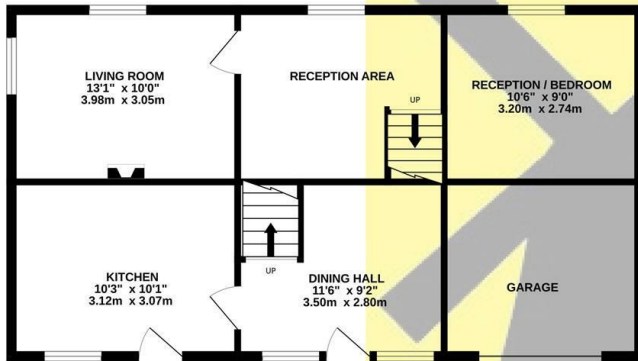
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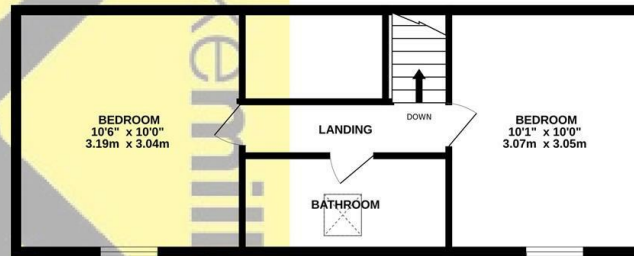




GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 1230 sq.ft. (114.2 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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