



4 Ash Court, Thirsk, YO7 3JE
Guide Price £185,000



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

A superb two double bedroom apartment that has undergone numerous upgrades by the current vendor to create a contemporary designed home that may be ideal for those wishing to enjoy a property with little maintenance. Benefiting from large living accommodation, stylish fixtures and fittings, garage / home office and off road parking, call the office to avoid disappointment.



The village of Sowerby

The village of Sowerby links with Thirsk, but retains its own identity and is set in the heart of 'Herriot Country', the gateway to the Yorkshire Dales National Park to the west and the North Yorkshire Moors National Park to the east. Thirsk is also the Darrowby of the late 'James Herriot' (Alf Wight), famous vet and author.

On Front Street, which is the main road through the village, an avenue lined with trees, is an old timbered house and the historical village church, and over Cod Beck at the southern end is an old packhorse bridge.

Local facilities include a reputable public house and a nursing home. There are several schools in Sowerby -Thirsk School on Topcliffe Road, and also a primary school. The village is within easy access of the A1, A19/A168 for commuting both north to Teesside and south to York.

Property Description

Entry is through a composite door which opens to the reception hall. There is a staircase to the first floor accommodation and also a door which opens to the integral garage. On the first floor, the landing area is generous on size and allows access to the bedrooms, kitchen and, in turn, dining lounge, and also a the shower room. Also located on the landing is a useful storage cupboard.

The dining lounge is a very good size and easily accommodates a large suite and also full dining table. There is a window to the front elevation and also several sky lights allowing excellent natural light into the home.

The contemporary kitchen has a range of fitted base and wall units, gas hob with electric oven, canopy extractor hood, sink and also integrated appliances. There is also ample work surface area and also breakfast bar. Also worth noting is a further sky light.

This property boasts two double bedrooms with windows to the front elevation though bedroom two has the addition of a sky light.

Completing the home is the shower room which comprises large walk in shower, w.c., wash hand basin sink set on a contemporary unit with a tiled surround.

To the ground floor, there is the garage which has a remote controlled roller door and also units to the rear elevation allowing this to be an ideal utility, as there is plumbing, or workshop if required. There is parking for one vehicle and also a useful storage cupboard accessed externally.

The property also has Bluetooth speakers set in several rooms.

The property is Lease Hold
Hambleton District Council
Council Tax Band: B
EPC: <https://find-energy-certificate.service.gov.uk/energy-certificate/0598-5941-7322-4715-0904?print=true>

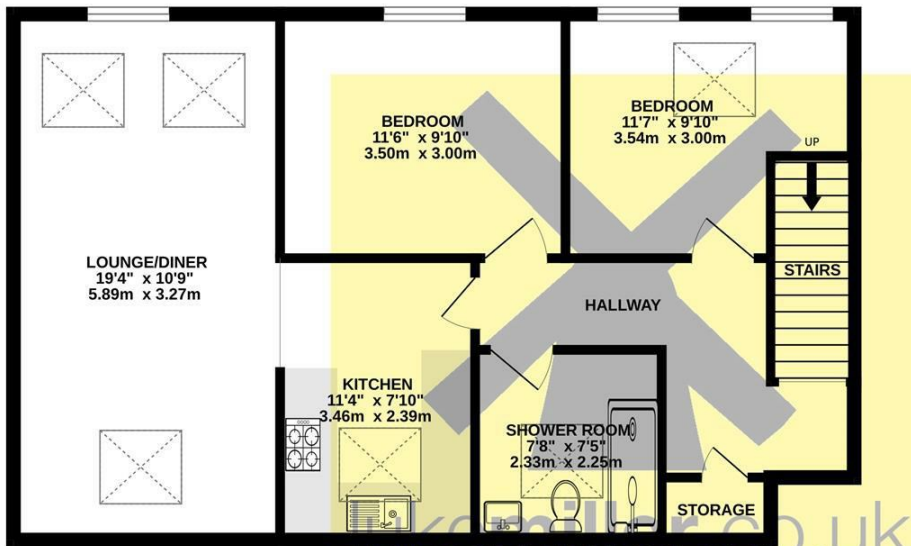
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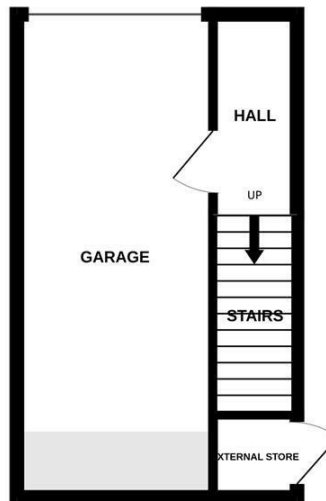




FIRST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



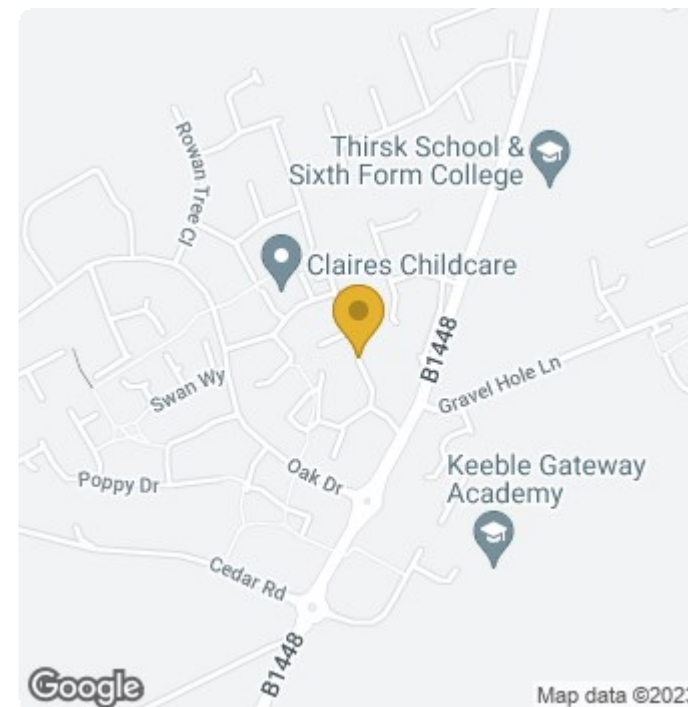
GROUND FLOOR
219 sq.ft. (20.4 sq.m.) approx.



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TOTAL FLOOR AREA : 928 sq.ft. (86.2 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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4, Ash Court Sowerby THIRSK YO7 3JE		Energy rating B
Valid until 30 November 2025	Certificate number 0598-5941-7322-4715-0904	