



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



11 Acacia Drive, Thirsk, YO7 1GU
Guide Price £275,000

Set on a large corner plot of this delightful development, this exceptionally spacious bungalow has the added benefit of a large garden room with views over the gardens. The development has the advantage of on-site care and numerous facilities allowing extended independence and may be the ideal choice for many looking to live in a familiar and like minded community.



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.

The market town of Thirsk

Thirsk is ideally placed for those who enjoy country pursuits and together with a popular racecourse, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot Country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:

The Spa town of Harrogate (22 miles)

Historic York (21 Miles)

Leeds (30 Miles) and

Teesside (23 Miles)

Thirsk has the following excellent rail connections:
TransPennine Express to York, Leeds and Manchester
and the Grand Central Train line giving direct access to London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

Property Description

Upon entering the home through the secure front door, the reception hall is wide and allows easy access to the Living Room, Breakfast Kitchen and Shower Room. In addition, there are two storage cupboards and also a loft hatch leading to the attic.

The living room is to the rear elevation and is very spacious. The current vendor has also enhanced this living space with the addition of a very large garden room which takes in views over the well-managed grounds. The breakfast kitchen has been fitted with a contemporary range of base and wall units, and integrated appliances which include: a refrigerator/

freezer, dishwasher and also a washing machine. There is an electric hob with an oven below and also an extractor fan. The kitchen also boasts an excellent work surface area and a large picture window overlooking the rear gardens with a double-glazed door to access them.

There are also two double bedrooms which are located at the front elevation of the home with both having a range of fitted wardrobes. Completing the home is the wet room which has been designed for long-term ease and safety and comprises a shower, w.c, wash hand basin, towel radiator and a window for natural ventilation.

Externally, the gardens to this corner plot have been designed and planted with an abundance of plants and shrubs with deep borders. Central to the garden, the large lawn area leads to various areas of seating and also a useful shed. Beyond the garden is a large and designated space for the village and town recreational sports. To the front, the low-maintenance garden has a small grass area and also a path leading to the front door and also to the side gate for access to the garden.

There is parking for one vehicle designated for this home.

The home has gas central heating.

The property is freehold though there are communal and health care charges

North Yorkshire Council

Tax Band C

EPC: B

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/9308-7096-7366-4056-2980>

Extra Care

There are staff on site who can help you to maintain your independence in a flexible manner, providing the support you need, when you need it. There is also a range of interesting and useful social, health and wellbeing activities held in the scheme that you can take part in if you wish to, such as organised activities to celebrate birthdays or other events, friends gathering for lunch, a craft event, a book club, quizzes and film or TV viewings, or the chiropodist or optician visiting the scheme (dependent on demand).

You decide how much you join in with activities and you are part of the social life of the scheme in a way that suits you. As well as living on a fabulous complex, you and your neighbours and the staff will be part of the community on site and the wider communities of Sowerby and Thirsk. Your family, friends and people from the local community, are free to come and go as they please and so the main communal areas are open during the day for anyone wishing to visit the café/bistro or take part in the social life of the scheme. The residents' areas are protected and accessible only to residents, their visitors and staff, keeping those spaces safe and secure.

Service Charges

Care and support tailored for you, when you need it. Your home and the wider facilities are designed specifically to support you with any difficulties you may have now or in the future and, with care and support services

on-site 24/7, living at Orchid House can be the right choice for people with a wide range of care and support needs.**

Services are available to all residents and are provided as part of a service charge. Some services are operated by independent businesses and are not included in the service charge.

You may at present have little or no need for care and support but are thinking ahead and appreciate the benefits of living within a supportive community in a modern, spacious home with the reassurance that your future care and support needs can be met. Or you may already have care and support needs being provided in your current home at certain points of the day, but recognise that by living in a specially designed apartment or bungalow and having care and support staff on site 24/7 (procured by Thirteen Group), who are able to deliver care in the privacy of your own home, you will be able to maintain your independence for as long as possible. At Orchid House, the care and support staff will be available to support you with flexible care, based on your current requirements and wishes that can adapt with you as your needs change over time.

Important information regarding charges

We have been informed of the following by the vendor:

The service charges do include building insurance, external gardens (not the private rear gardens to the bungalows) external window cleaning, communal areas within the principal building, facilities on the principal building, access to the popular Bistro and also a 24 / 7 nurses call out.

Charged at £401.58 per calendar month as of 2022/2023

Average running costs: Gas & Electric £120.00 per calendar month - approximately. These are the new rates being charged by the suppliers

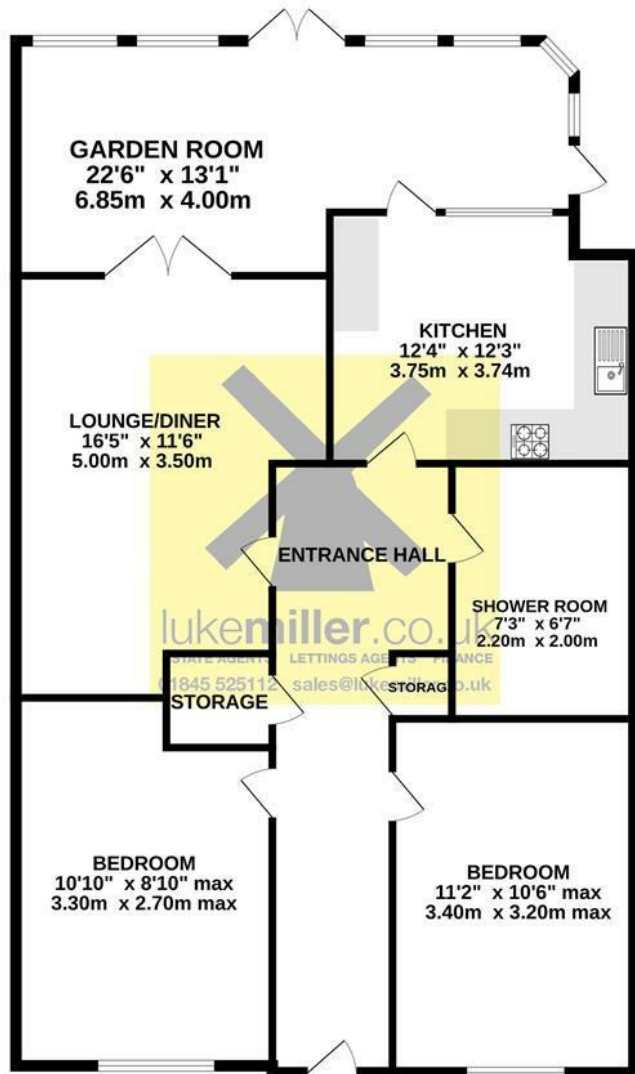
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GROUND FLOOR
1624 sq.ft. (150.8 sq.m.) approx.



TOTAL FLOOR AREA: 1624 sq.ft. (150.8 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 is given as to their operability or efficiency can be given.
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11, Acacia Drive Sowerby THIRSK YO71GU	Energy rating B
Valid until 9 June 2026	Certificate number 9308-7096-7366-4056-2980

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