



13 Green Lane  
East, Thirsk,  
YO7 1NB  
Guide Price  
£369,950



**Luke Miller & Associates**  
ESTATE AGENTS LETTINGS AGENTS FINANCE



Location is key for this home. Brilliantly positioned for both primary and secondary schools, this extended family home offers flexible accommodation, large gardens, and ample parking. Viewings are essential.



## The Property

On entry, the reception hall leads to the sitting room, living kitchen, and the staircase to the first-floor accommodation. The sitting room is very generous in size and benefits from double doors providing access to the large rear gardens. The living kitchen is similarly designed to allow direct access to the garden, making it a perfect overflow when entertaining, or for daily family use of this amazing outdoor space.

The kitchen is fitted with a contemporary range of base and wall units, natural stone countertops, and a host of integrated appliances. With ample space for a dining table and chairs, it also provides access to the utility room, where there is appropriate plumbing, additional storage, and a sink. Adjacent to the utility room is a very useful ground floor shower room. Completing the ground floor is access to the integral garage.

On the first floor, the landing provides access to five bedrooms. The principal bedroom benefits from its own dressing room, while the other well-proportioned bedrooms offer excellent space for a large family. The bathroom is fitted with a modern suite comprising a panelled bath, separate shower, WC, and wash hand basin, all completed with a stylish tiled surround.

Externally, there is ample off-road parking and access to a single garage. A small, low-maintenance decorative garden is positioned at the front. To the rear, the family-sized garden is laid to lawn and offers a high degree of privacy. The extended patio area provides ample seating and, with direct access from both the sitting room and the kitchen, makes it the perfect family and entertaining space.

The property is Freehold

Council: North Yorkshire

Tax Band: C

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/1234-3529-2409-0823-4222>

## 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.

## Disclaimer

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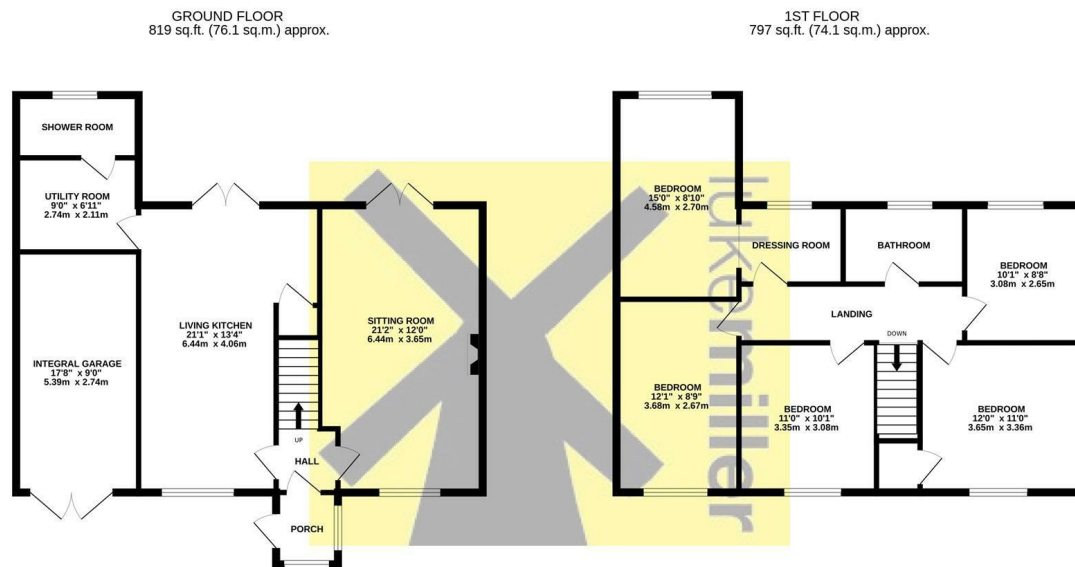












**TOTAL FLOOR AREA: 1616 sq.ft. (150.1 sq.m.) approx.**

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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