



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



14 Magnolia Way, Sowerby, Thirsk, YO7 3FU
£1,100 Per Month

***NEW BUILD* Available to rent is this brand new built three-bedroom semi-detached property situated in Sowerby. Benefitting from having a dining kitchen, living room, and cloakroom to the ground floor, and three bedrooms, an ensuite and house bathroom to the first floor. This property also has an enclosed garden and two off-street parking spaces. The successful applicant will be the first occupants to reside in this property.**

- **NEW BUILD**
- **Dining Kitchen**
- **Off Street Parking**
- **Three Bedrooms**
- **Downstairs Cloakroom**
- **Gas Central Heating**
- **Semi Detached**
- **Enclosed Garden**

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

On entry into the property is a hallway that provides access to the dining kitchen, living room, cloakroom, and stairs to the first-floor accommodation.

The kitchen is well equipped with a host of integrated appliances (fridge freezer, washer dryer, dishwasher, gas hob, electric oven & grill), a selection of fitted base and wall units, ample work surface area, and a stainless steel sink with a mixer tap. Within the kitchen, there is also space for a table and chairs.

To the rear elevation of the property is the living room. This room has double glazed french doors which open out into the enclosed west-facing garden. There is also access to a useful understairs storage cupboard.

Completing the ground floor is a downstairs cloakroom which has a toilet and hand washbasin.

On the first floor, the landing provides access to three bedrooms and the house bathroom. The master bedroom has an ensuite shower room which comprises a shower cubicle, toilet, and washbasin. Completing the first floor is the house bathroom which is fitted with a bath with shower over and glass shower screen, toilet, and hand washbasin.

Externally this property benefits from having an enclosed west-facing garden that is lawned and has a patio area. There is also an outside tap. To the front of the property is a further lawned area with the addition of two off-street parking spaces

Disclaimer

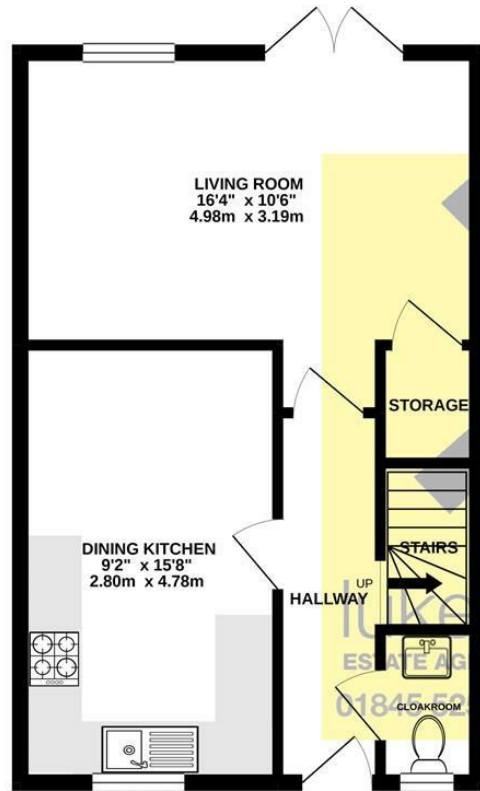
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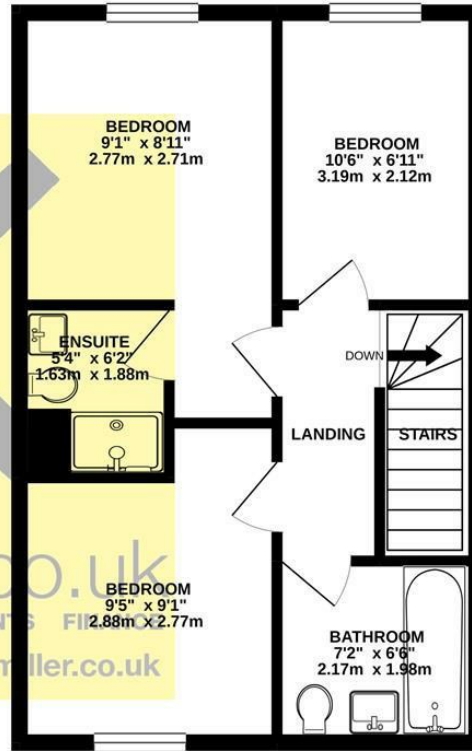




GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



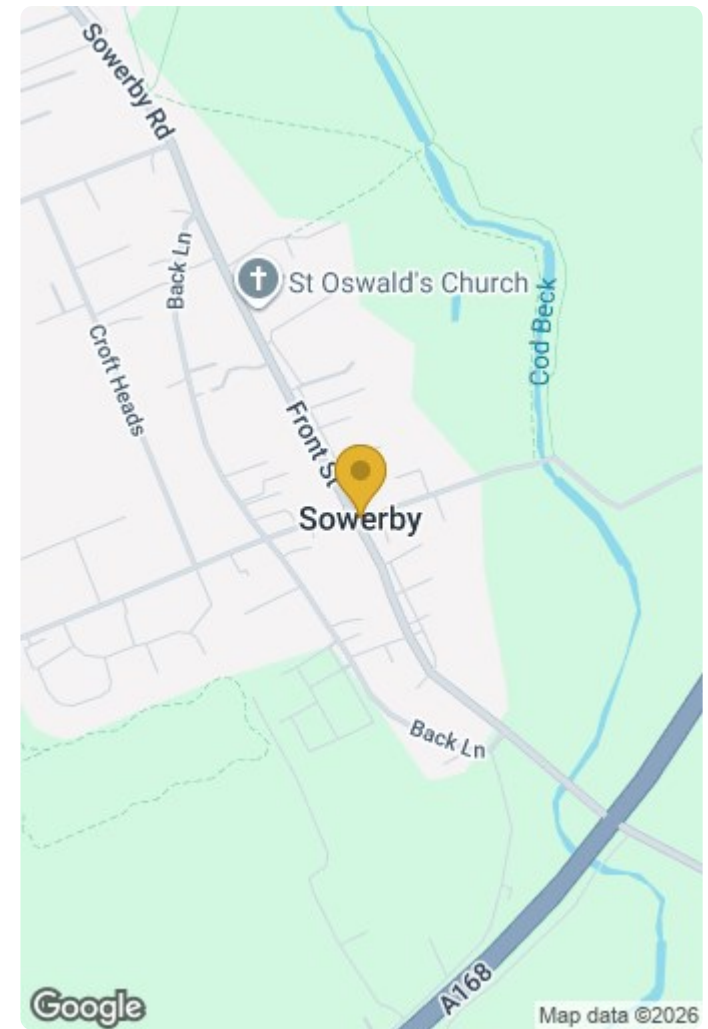
1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



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TOTAL FLOOR AREA : 848 sq.ft. (78.8 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 as to their operability or efficiency can be given.
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