



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



4 Croft Heads, Thirsk, YO7 1ND  
£287,775

Beautifully presented, this pre war family home is only becoming available due to relocation. Having been maintained to the highest standard, this property offers an abundance of space set over two floors and ideally located for both schools and also the town centre.



## **The Property**

On entry, the large reception hall and elevated ceiling heights sets the tone for the space on offer throughout the property. To the front elevation, the beautifully presented lounge has a bow window allowing ample natural light into the home. Being open plan with the dining room, this makes these reception rooms very versatile for everyday family living and also entertaining.

Adjacent to the dining room is the contemporary kitchen fitted with a host of appliances and excellent worksurface area. In addition, there is also space for a small table and chairs.

Completing the ground floor, there is also a small area used for storage with access to the rear gardens.

The large and light landing allows access to the three bedrooms and also bathroom. With two large double and one single bedroom, the vendors have also maximised storage with the addition of fitted wardrobes.

The bathroom has a panel bath with shower, w.c and also a wash handbasin sink set on a vanity. Finished with a tiled surround and also a window to the rear elevation.

Externally, the gardens are well stocked with a variety of herbaceous beds and flowering borders. Both the front and rear gardens do have central lawns, For parking, the large driveway easily accommodates several vehicles with access to the garage .

The property is freehold

Council: North Yorkshire

Tax Band:

EPC:

EPC Link:

## **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.

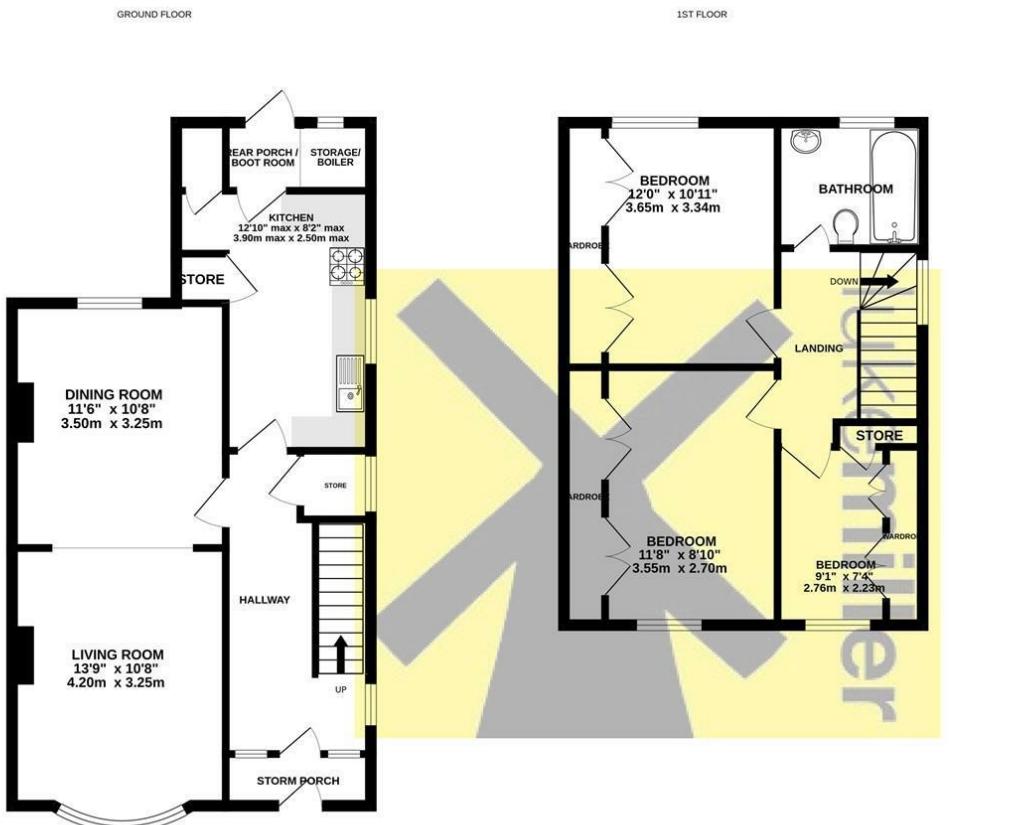
Local facilities include a reputable public house and a nursing home. There are several schools in Sowerby -Thirsk School on Topcliffe Road, and also a primary school. The village is within easy access of the A1, A19/A168 for commuting both north to Teesside and south to York.

## **Disclaimer**

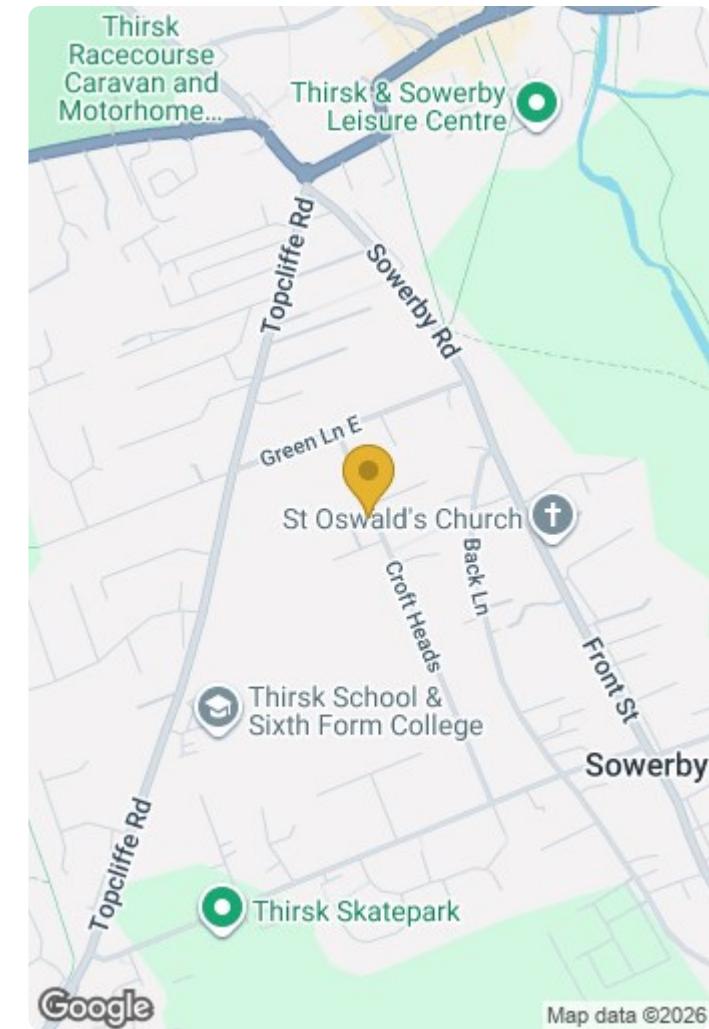
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TOTAL FLOOR AREA : 1113 sq ft. (103.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	