



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



21 The Maltings, Thirsk, YO7 1QJ
Guide Price £189,000

This modernised two bedroom home is ideal for those looking to get onto the housing ladder or look for an investment or AirBNB. Great location for both town and the outdoors, serious buyers should call the office to arrange a viewing.



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 property is within walking distance to the Town Centre.

Property Description

Entry to the property is through a glazed door to the front of the property. This door provides access into the properties entry vestibule.

The living room is accessed from the entry vestibule through a timber door where there is good space for modern day living. With a window to the front elevation and a staircase to the first floor, there is also a further door which leads to the kitchen. The kitchen is fitted with a selection of base and wall units, roll top work surface with integrated stainless steel sink with mixer tap, gas hob and electric oven with electric extractor hood and plumbing for a washing machine. There is a double glazed window to the rear and a glazed door providing access to the enclosed garden.

To the first floor there are two bedrooms, one double and one single room. The double room, located to the front elevation for the property, also has an additional storage cupboard. Completing the first floor is a fully tiled bathroom which comprises of a bath with electric shower over, toilet and sink with mixer tap. There is a double-glazed window to the rear.

Externally, to the rear of the property is a private enclosed south facing garden which is paved for ease of maintenance. There is also a garden shed. The property also benefits from private allocated parking.

The property is Freehold

Council: North Yorkshire

Tax band:

EPC: E

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0958-2803-7726-9223-3971>

Heating: Electric

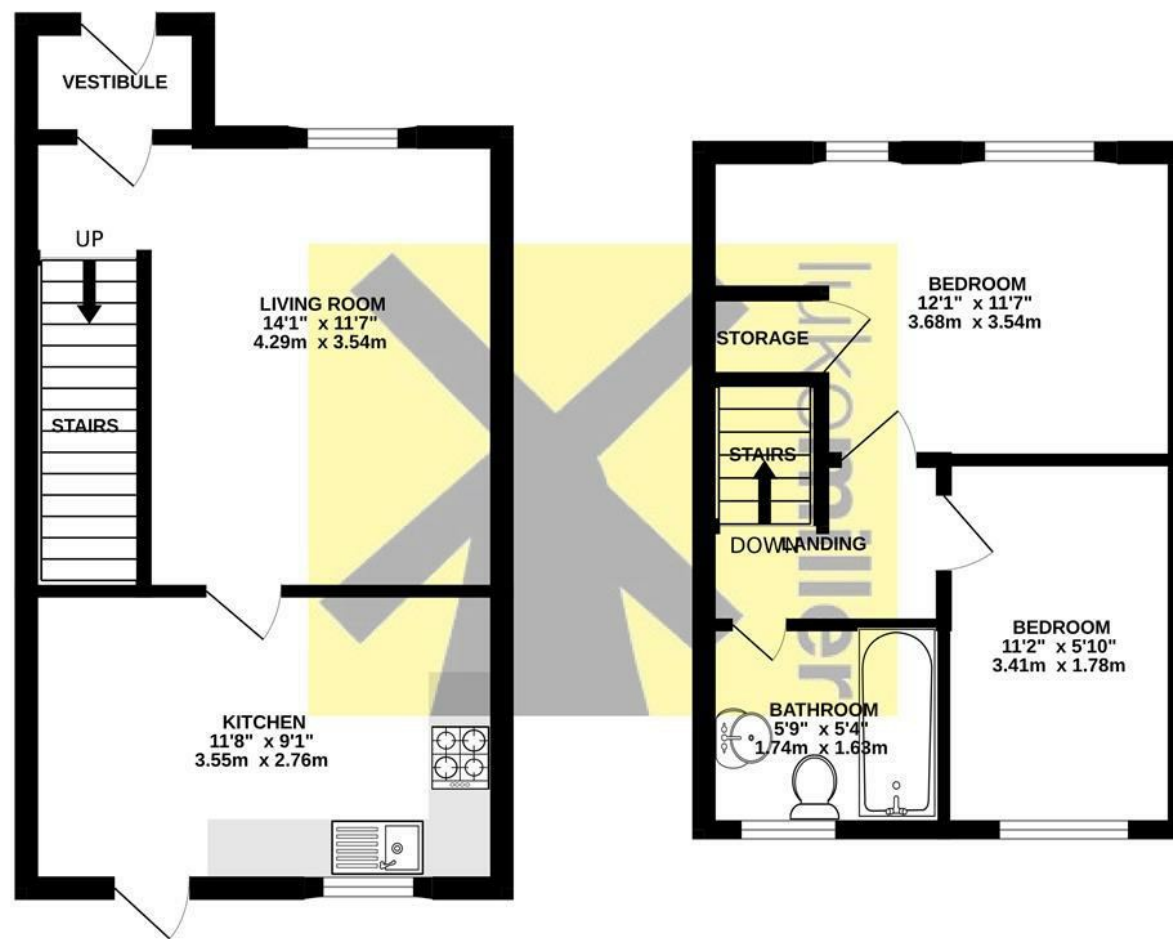
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GROUND FLOOR
357 sq.ft. (33.2 sq.m.) approx.

1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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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