



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE

**6 Saxty Way,
Sowerby, Thirsk,
YO7 1SA
Price Guide £485,000**

Set over three floors, this substantial family home offers excellent living space with large reception areas, a conservatory overlooking the garden and flexible upper-floor accommodation ideal for older children or home working. The property has been well maintained by the current owners and sits on a generous plot with mature gardens, a double garage and off-road parking. Those looking for space and practicality will find this a strong contender.



The Property

On entry, the large hallway sets a welcoming tone and provides access to the lounge, dining kitchen, ground-floor WC, storage cupboard and the staircase to the first floor. The lounge is a very generous space with a wide front-facing window and a wood-burning stove as a focal point. Beyond this, there is space for a full dining suite, which flows through to the conservatory. Overlooking the garden, this additional reception area comfortably takes a seating area and works well as a quiet spot to relax or as an extension of the main living space.

The breakfast kitchen offers good storage with fitted wall and base units and ample worktop space. There are a range of fitted appliances and a window to the rear elevation and a side door. Completing the ground floor is the integral garage, accessed directly from the hallway, offering further storage and secure parking.

To the first floor, there are four well-proportioned double bedrooms along with the house bathroom, which includes a large step-in shower cubicle, panelled bath, pedestal wash basin and WC. The bathroom benefits from a side window and is finished with half-height tiling.

The second floor provides two further double bedrooms and a shower room accessed from the landing. These rooms offer flexibility and could suit those needing a home office, studio space or accommodation for older children.

Externally, the mature rear garden is designed with usability in mind, starting with a large flagged patio leading onto a lawned area. Herbaceous beds and established planting run along the boundary, with space set aside for fruit and vegetables. The garden is enclosed by fencing, offering a good degree of privacy.

To the front, there is a generous driveway providing parking for two vehicles, access to the garage and a lawned garden with mature planting. There remains potential for buyers to reconfigure areas of the property to suit their own requirements, making this an excellent opportunity for those seeking space and flexibility in a well-established setting.

Important Information

The property is freehold

Council: North Yorkshire

Tax Band: E

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/7335-3523-9500-0411-2206>

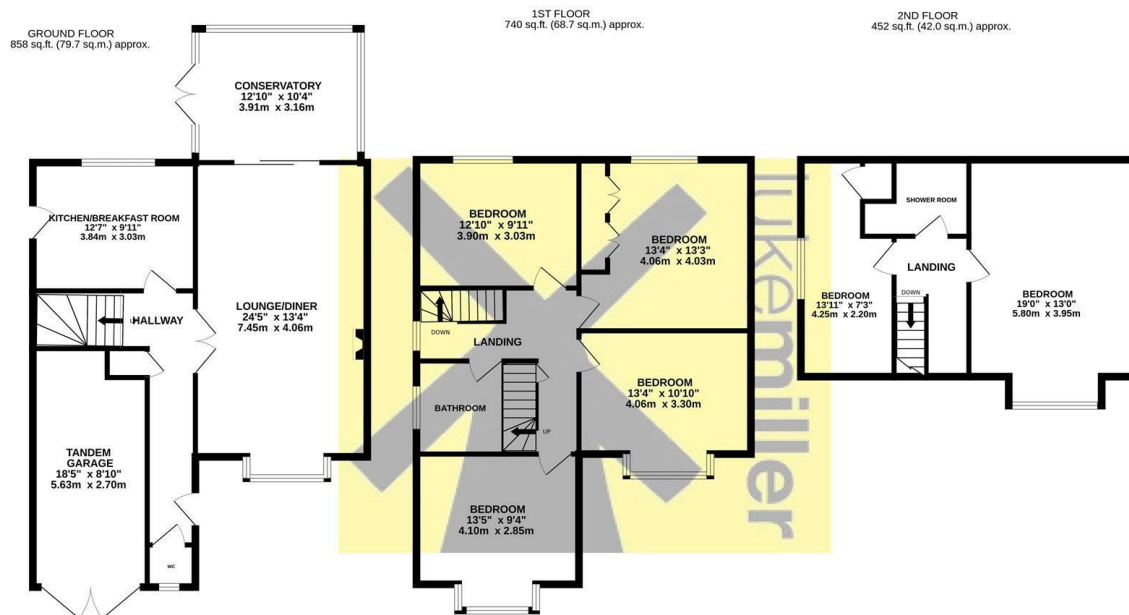
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TOTAL FLOOR AREA: 2049 sq.ft. (190.4 sq.m.) approx.

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