



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



25 Kings Gardens, Thirsk, YO7 1NR
Guide Price £205,000

Located in Sowerby, this home is ideal for those looking top get onto the property market, at a sensible price, or indeed for the investor. The property is presented to the market with no onward chain and we are looking for clients that are in a position to proceed quickly.



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, the hall leads to the living room, kitchen, utility room and there is also a staircase to the first floor.

The living room is a very generous size with windows to the front and rear elevations. There is also ample space for a dining table and chairs and we would recommend the addition of double doors to the rear gardens allowing two points of access.

The kitchen is fitted with base and wall units with roll top work surfaces with integrated appliances. There is also a window and door to the rear elevation to access the gardens. With an area for a table and chairs, there is also an under stairs cupboard providing more storage.

Completing the ground floor is the utility room which comprises base and wall units and relevant plumbing. There is also a window to the front elevation.

On the first floor, the landing leads to the three bedrooms, with the main bedroom having a dressing room. There is also a further double bedroom and single room. This home also has a large bathroom which comprises bath with shower, w.c , wash hand basin sink, tiled surround and a window.

Externally, to the front of the property, there is a lawn garden with a footpath to the front door. The derive will accommodate a single car though, should more parking be required, some of the awn area may be a solution. With a passage way to the rear of the home, shared with next door, the gardens are easily maintained with flagged seating areas and fenced borders.

Property Information

This property is Freehold

Council: North Yorkshire

Tax Band: C

EPC: Awaiting Return of EPC

EPC Link: TBC

Disclaimer

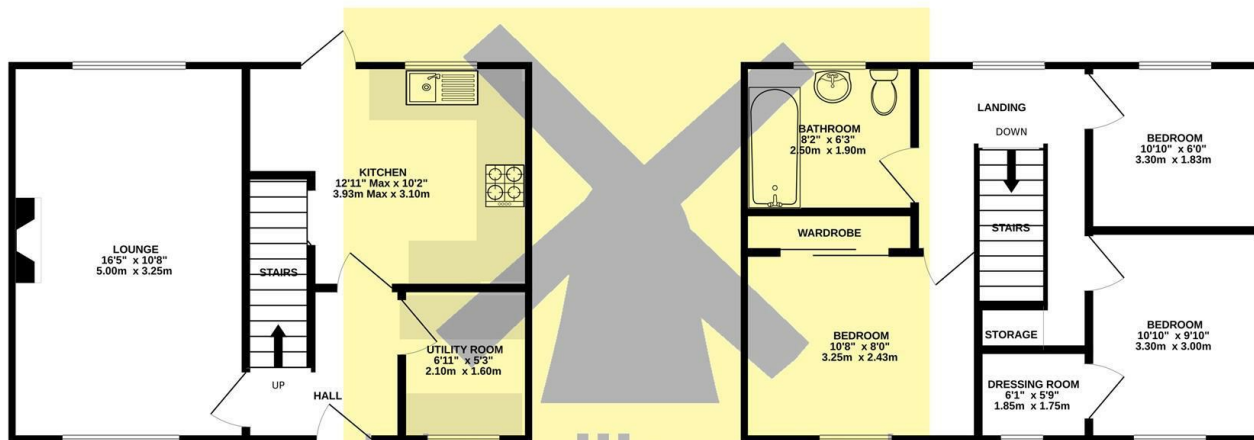
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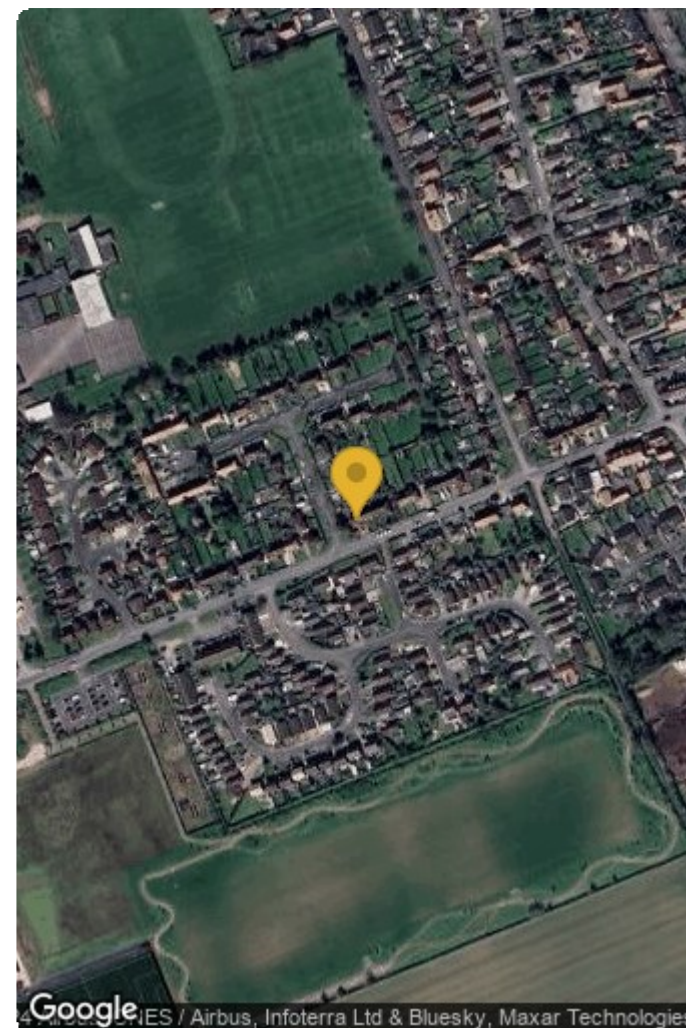
GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



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TOTAL FLOOR AREA: 799 sq.ft. (74.2 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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