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X for sale
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38 Oak Drive,
Sowerby,
Thirsk,
YO7 3RF

Price Guide £285,000



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

Offered chain-free, this smart three-bedroom home is ideal for first-time buyers and young families. It features an open-plan kitchen/diner, bright lounge with garden access, and a vaulted en-suite master. With a private garden, off-road parking, it's set in popular Sowerby near Thirsk town, schools, and transport links.

- Chain-free sale – ensures a swift, stress-free purchase
- Spacious lounge – opens to the garden via French doors, perfect for summer use
- Off-road parking & garage – private driveway
- Versatile layout – ideal for young families or couples looking for flexible living space
- Three double bedrooms – including a stunning top-floor master with vaulted ceiling and en-suite
- Modern open-plan kitchen – with breakfast bar and space for dining and entertaining
- Low-maintenance garden – enclosed lawn with tiled seating area and side access



Property Description

This beautifully presented and versatile three-bedroom home is ideal for younger families and couples seeking space, style, and practicality. The ground floor features a contemporary open-plan kitchen with a breakfast bar and space for dining, flowing into a spacious living room with French doors opening to the rear garden—perfect for entertaining or relaxing in the warmer months. A useful cloakroom completes the ground floor.

Upstairs, two generous double bedrooms are served by a modern family bathroom, while the standout top-floor primary bedroom boasts vaulted ceilings, an en-suite shower room, and far-reaching views across Sowerby and open countryside. Outside, the enclosed rear garden is designed for easy maintenance, with a tiled seating area for outdoor dining. A side gate leads directly to the parking area, offering both convenience and security.

The home is conveniently situated just a short stroll from Thirsk town centre – with its independent shops, cafés and amenities– and within easy walking distance of local schools (Keeble Gateway Primary and Thirsk School)

Key Information:

Council: North Yorkshire

Council Tax Band: C

EPC Rating: B

Tenure: Freehold

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8951-7032-6839-3897-3902>

The market town of Thirsk

Thirsk is ideally located for country pursuits and offers a racecourse, excellent golfing facilities, and various sports opportunities. Situated in 'Herriot Country' between the Yorkshire Dales and North York Moors National Parks, it provides a charming living environment.

The town's market square features a wide range of independent shops, restaurants, and cafes, adding to its appeal.

Thirsk has excellent road links to Harrogate (22 miles), York (21 miles), Leeds (30 miles), and Teesside (23 miles), as well as rail connections via the TransPennine Express and Grand Central, offering direct access to London Kings Cross in under 2½ hours. Airports at Durham Tees Valley (25 miles) and Leeds Bradford (35 miles) further enhance connectivity.

Thirsk has three primary schools and a secondary school, with well-regarded private schools, including Queen Mary's, Cundall Manor, Ampleforth, and Queen Ethelburga's, within a 20-mile radius.

Disclaimer

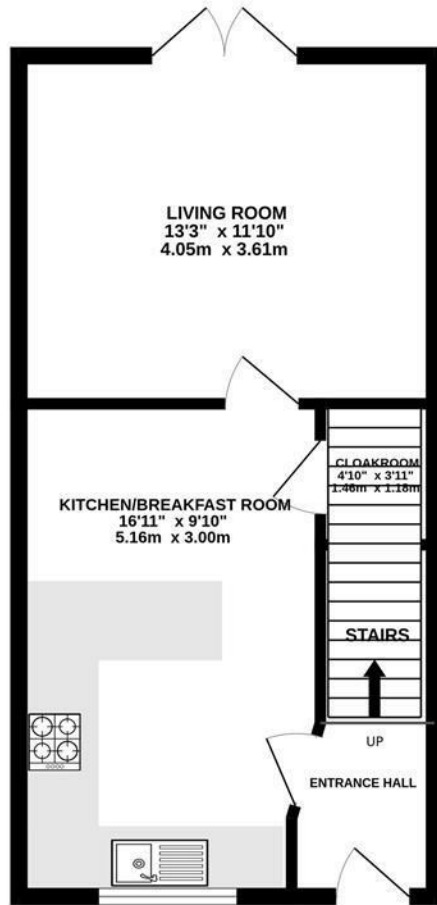
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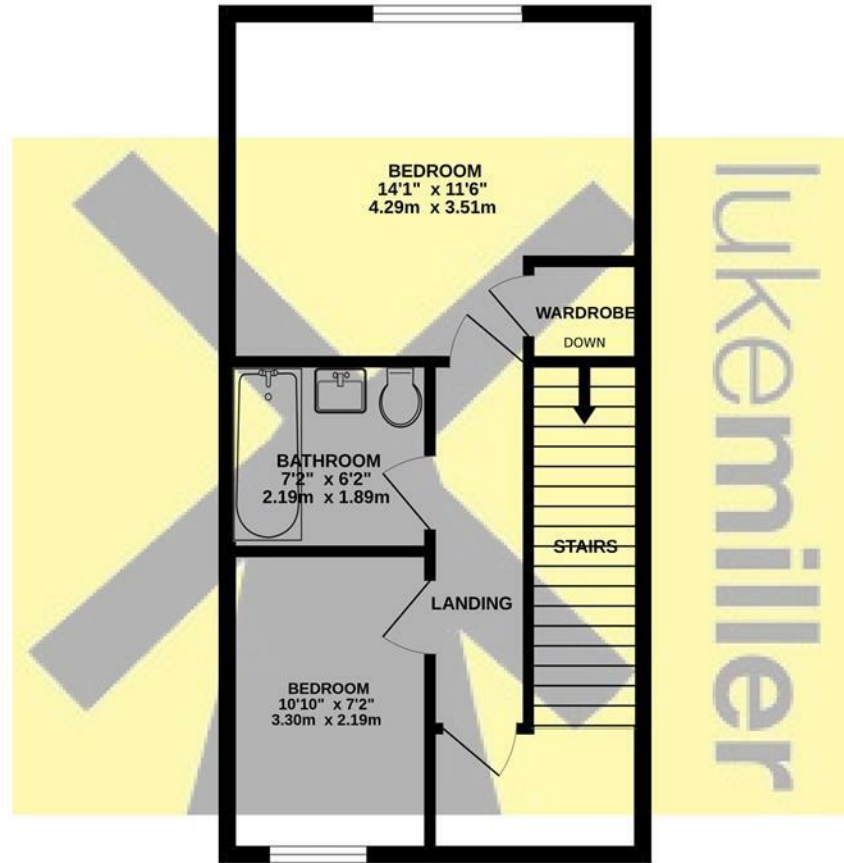




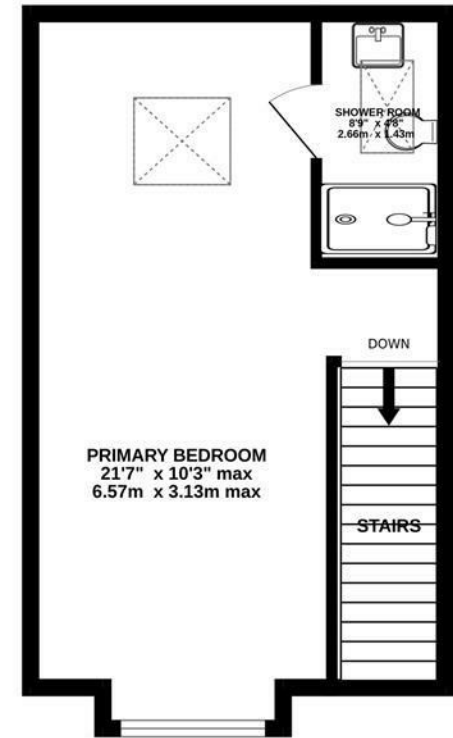
GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



2ND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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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