



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



57 Back Lane, Thirsk, YO7 1JT
Guide Price £315,000

A delightful detached bungalow has become available which is located in the very popular area of Sowerby Offering excellent living space, well-appointed fitted kitchen, four bedrooms and a contemporary bathroom. This property also boasts manageable gardens, an extended drive and a garage. Viewings are essential and strictly by appointment.



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 market town of Thirsk

Thirsk is ideally placed for those who enjoy country pursuits and together with a popular racecourse, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot Country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:

The Spa town of Harrogate (22 miles)

Historic York (21 Miles)

Leeds (30 Miles) and

Teesside (23 Miles)

Thirsk has the following excellent rail connections:

TransPennine Express to York, Leeds and Manchester

and the Grand Central Train line giving direct access to

London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and

indeed internationally.

There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

Property Description

On entry to the home, through the side door, there is a large reception area, which allows access to all of the accommodation.

Satring to the front elevation, the spacious living room has a large window with views over fields and it also takes advantage of natural light, due to its west-facing elevation. Also to the front of the home, is a bedroom that may also be ideal as a formal dining room or indeed home office/craft room.

The kitchen is fitted with a very contemporary and immaculate range of fitted base and wall units with a host of fitted appliances, including a Zanussi, electric hob, eye level double ovens, refrigerator/freezer, and also plumbing for both a washing machine and a dishwasher. Having also the space for a small dining table and chairs, there is a useful storage cupboard which houses the home's gas central heating boiler. There is also access to the side of the home through a side door.

At the rear of the property, there are two large double bedrooms with windows overlooking the garden. with the third bedroom being a single room with a window to the side elevation.

Accessed via the hall, the bathroom comprises a panel bath with shower over, wash handbasin sink sat on a pedestal, w.c, tiled around and also a window.

Externally, the front garden is laid to lawn with a hedge border and a footpath leading to the side of the home and also a block pave extended drive which allows ample off-road parking. The rear garden is quite manageable with a lawn area and is an ideal opportunity for those wishing to create a design to their own individual taste.

The detached garage has an up-and-over entry door. There is also power and is suitable for the storage of one vehicle or workshop if required.

The property is freehold

Council: Hambleton

EPC: D

E P C L I N K : <https://find-energy-certificate.service.gov.uk/energy-certificate/2116-5152-1792-3953-1641>

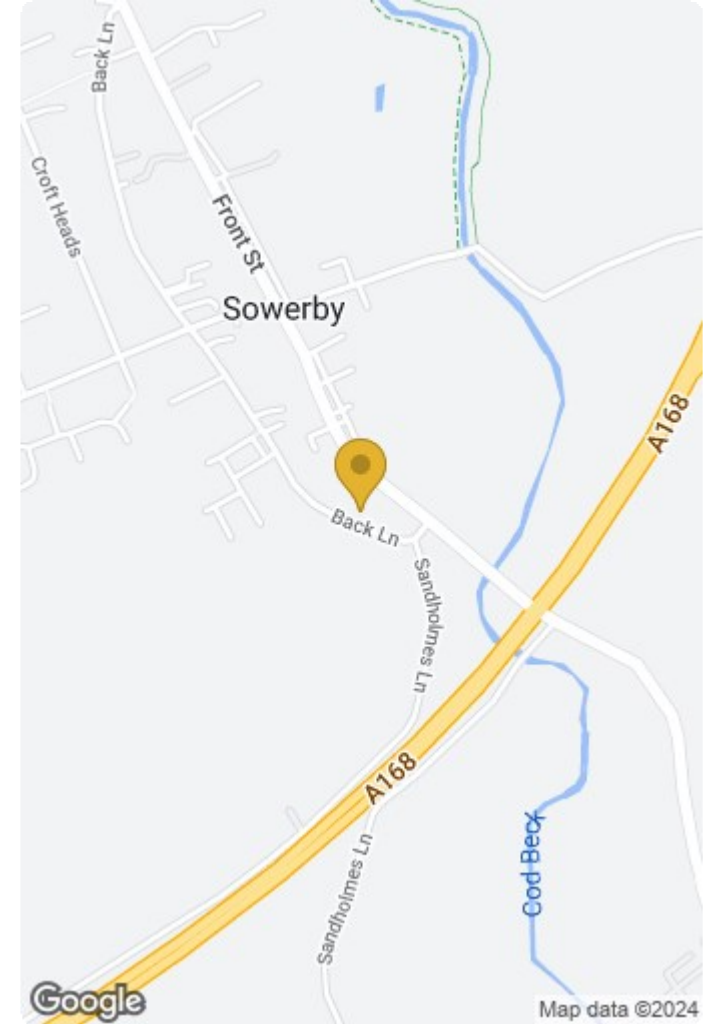
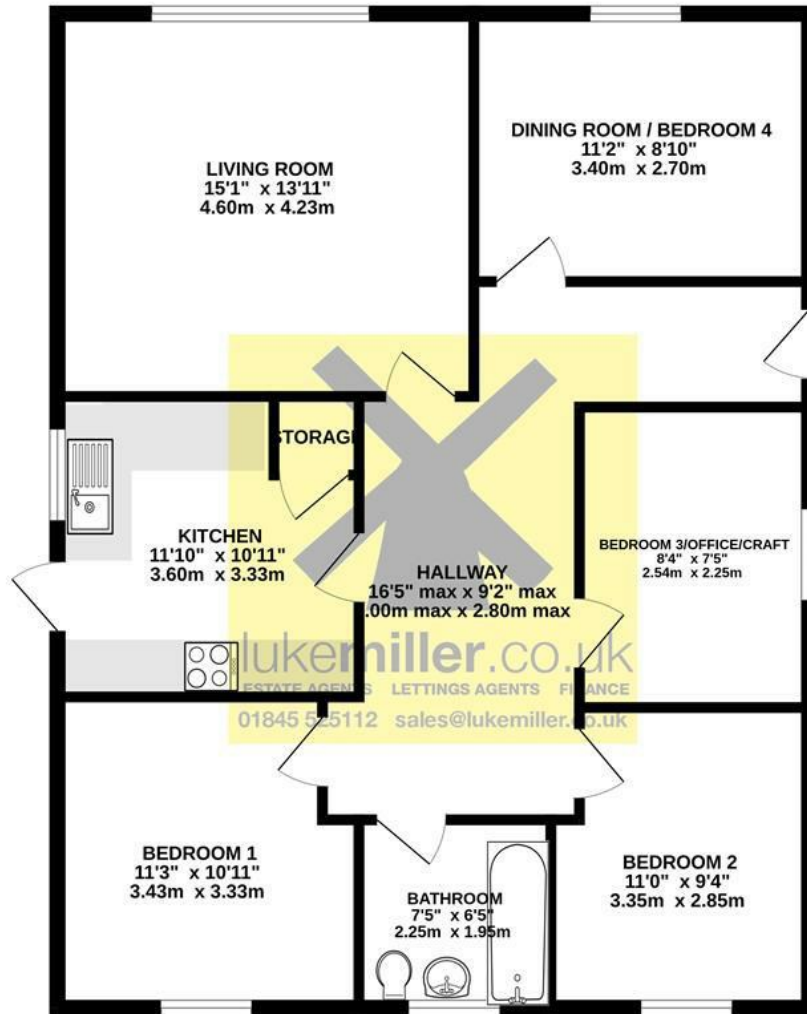
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GROUND FLOOR
981 sq.ft. (91.2 sq.m.) approx.



57 Back Lane Sowerby THIRSK YO7 1JT		Energy rating C
Valid until 15 May 2033	Certificate number 2116-5152-1792-3953-1641	

TOTAL FLOOR AREA: 981 sq.ft. (91.2 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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