



21 Melbourne Place, Thirsk, YO7 1QY
Guide Price £265,000



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

This extraordinary opportunity to purchase this renovated and remodelled property is perfectly situated for those requiring easy access to both schools and also town centre. With a new roof, electrical system, central heating system, brand new contemporary kitchen and bathroom and complete redecoration and carpeting throughout. What can't be seen from an external visit is the vast amount of gardens that this property has ensuring a great family home.



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

Entry to the home is through a double-glazed door opening into the reception area. There is access to the living room and also a staircase to the first floor. The living room is a generous size and has a window to the front elevation and access straight through to the dining room allowing this to become an excellent family space. The dining room benefits from a window to the rear elevation overlooking the courtyard and also a very large storage cupboard.

Beyond the dining room is the brand-new kitchen which comprises contemporary base and wall units, fitted appliances which include an electric oven, hob and a coordinating extractor hood and excellent work surface space. , There is also access to the small utility area and ground floor bathroom. Completing the kitchen is a window and door accessing the courtyard garden.

The modern and brand new white bathroom suite comprises a panel bath with shower, WC, wash hand basin sink and a tiled surround. In addition, there is also a window to the side elevation.

On the first floor, the landing leads to the three bedrooms which comprise of one double bedroom

and two spacious single bedrooms. There also have fitted cupboards.

Externally, the gardens on this property are very large with areas that are laid to grass with fruit trees and also vegetable beds. Although not directly behind this property, the gardens are to the side elevation and are very private. We can not emphasise enough the garden space which is unique to have for a property in this area.

If a home office is required, this will comfortably sit on this land should it be required. We would always stress that the installation of a large shed/office should comply with any local planning or building regulations with permission sought prior.

This property is freehold.

Council; North Yorkshire Council.

Council tax; to be confirmed

EPC:

EPC LINK:

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