



**2 Southlands  
Court, Thirsk, YO7 1LA  
Guide Price £195,000**



**Luke Miller & Associates**  
ESTATE AGENTS LETTINGS AGENTS FINANCE

A delightful and spacious two bedroom bungalow in a quite surroundings close to the town centre. A much sought after small development, viewings are simply essential.



**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 Property**

On entering the property there is an L Shaped hallway providing access to the kitchen, two bedrooms and the shower room. The kitchen is fitted with a selection of base and wall units with an integrated fridge freezer and also electric hob and oven, there is also additional space and plumbing for a washing machine.

The generously sized living room has ample space for both living and dining furniture. There is a box window to the front elevation and glazed French doors to the garden area. There are two bedrooms, the principle bedroom being a double room with the second bedroom being a generous single room.

The shower room is fitted with a large step in shower cubicle, a toilet and a hand wash basin which are built into a vanity unit.

External, the communal gardens and courtyard are paved and gravelled for ease of maintenance. To the rear of the property is space for outside seating. There is also one allocated parking space per property.

**Important Information**

- Age Restriction: 55 +
- Gas Central Heating & Double Glazed Windows
- Management charge: Annual service charge: £650 - Includes the maintenance of the grounds and communal building insurance
- Council Tax Band: B
- The property is Freehold
- All residents share the ownership of the site
- EPC:D
- EPC Link- <https://find-energy-certificate.service.gov.uk/energy-certificate/2117-5610-6171-1371-1179>

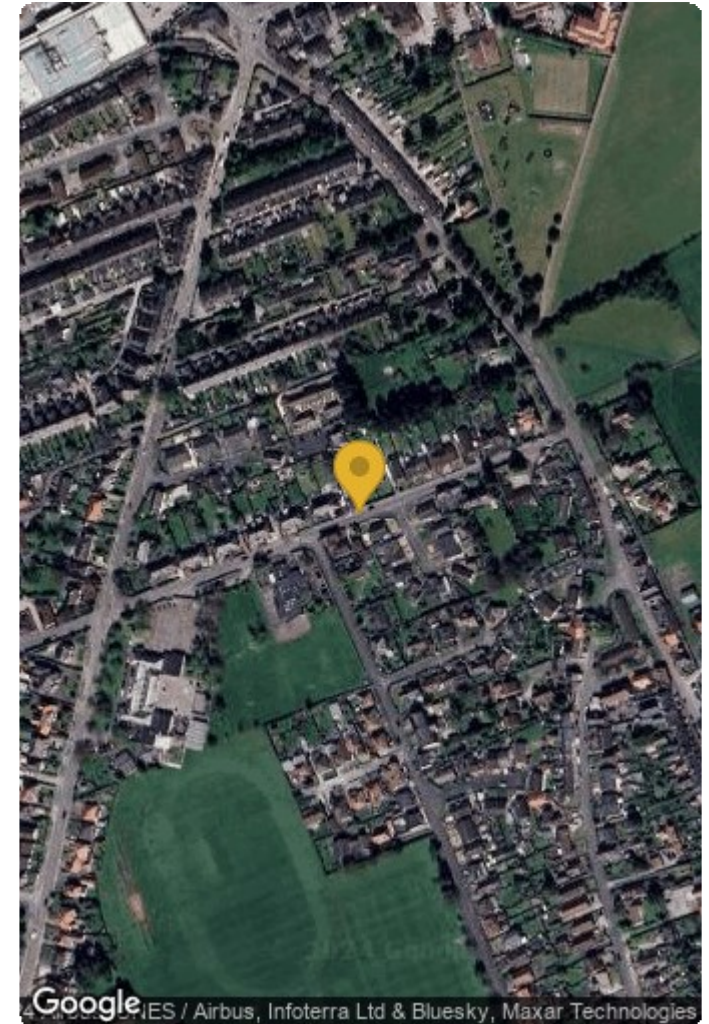
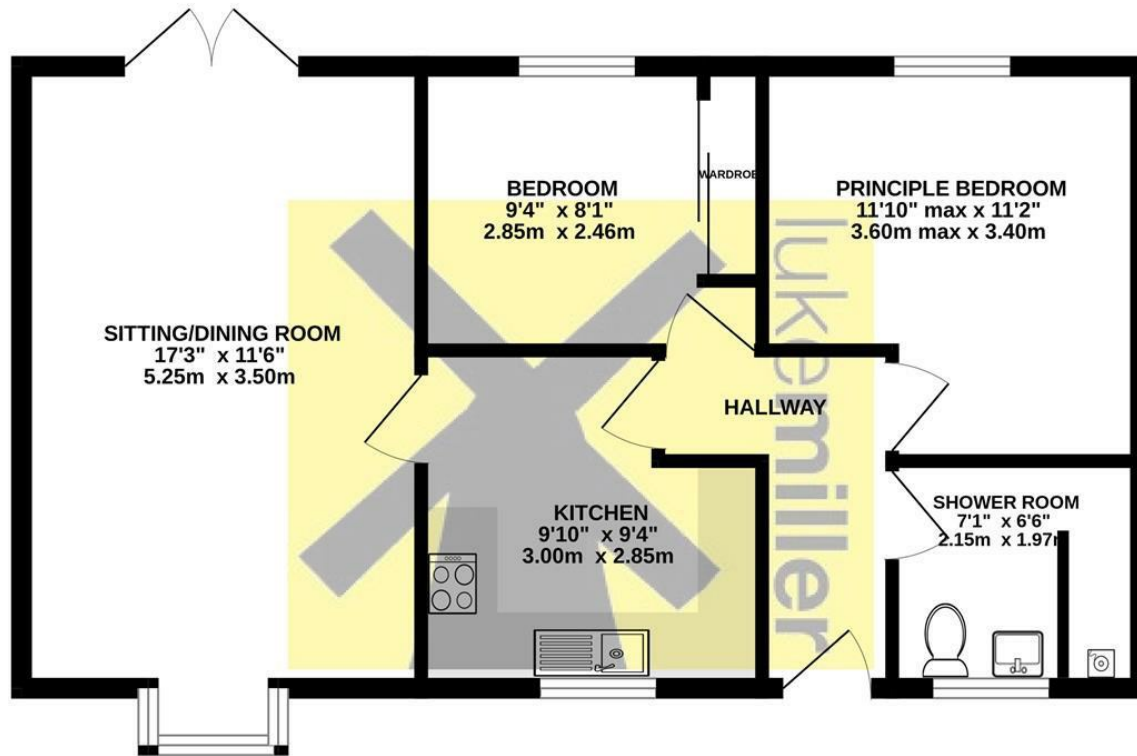
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GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 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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