



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



**7 The
Croft, Sowerby,
YO7 1NZ
Price Guide
£350,000**

A simply superb opportunity to purchase this beautifully presented and renovated bungalow that offers a wealth of living space and large south facing gardens. For those seeking a home without the timely and costly factors of modernisation, viewings are simply essential and are by appointment only please.



The Property

Entry to the home is into the reception area with doors leading to the living room and also the dining kitchen. In addition, there is also a useful cloakroom. The living room is spacious and also has a large window to the front elevation, feature gas 'wood burning stove' set as the focal point and a further door leading to the inner hall. From the inner hall, which offers excellent storage, the dining kitchen, principle bedroom, second bedroom and bathroom are accessed.

The dining kitchen has been very well designed to maximise both storage and space which leaves ample space for a dining table and chairs. The contemporary design of the kitchen offers high gloss finished units, excellent worksurface area and also a host of fitted appliances. In addition, there are also windows and doors to the side elevation.

The principle bedroom is set to the rear of this home and has a large window which looks over the rear gardens. The second double bedroom, which the vendors currently use as a further sitting room has had the addition of double glazed doors with side lights to maximise the views, light and also access to the gardens. Completing the home is the bathroom where the vendors have installed a bath, separate double shower cubicle, wash hand basin sink set on a vanity and also a wc. The bathroom also has a mermaid board surround and laminate flooring,

The rear gardens to this home can not be appreciated from the front elevation. There are multiple points for seating and also key points for both flowering plants and shrubs. Due to the south facing elevation, this garden offers so much potential for those wishing to design an area to their own requirements. Also, there is a summer house and further garden area to the side of the home.

Completing the home is the garage which is ideal for both storage or workshop is required. There is also ample parking should this be needed and if not, may be returned to a decorative garden

The property is freehold

Council: North Yorkshire

Tax Band: D

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2845-2185-4116-1612-2418>

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.

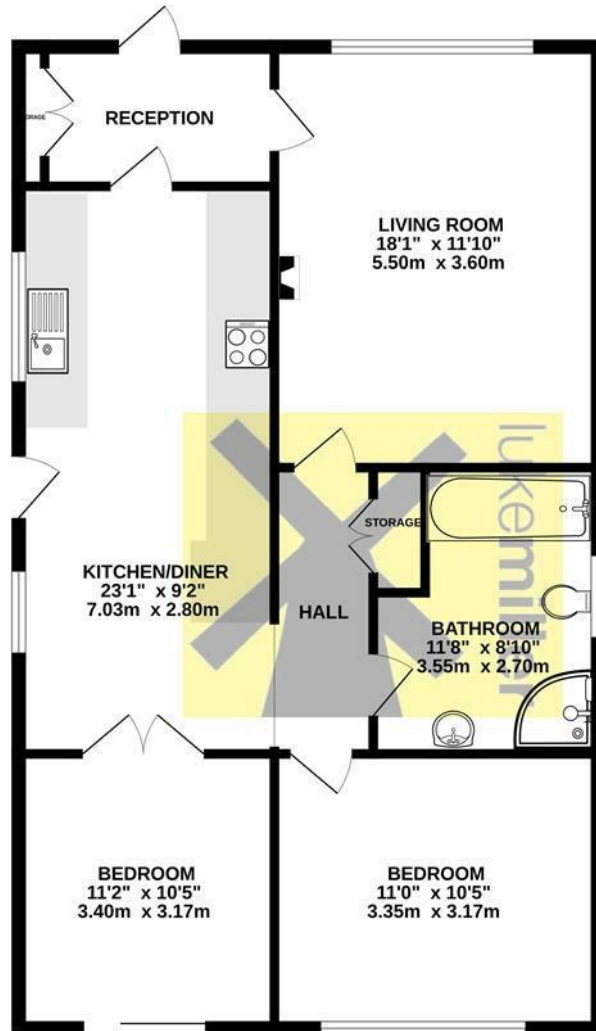
Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. The copyright and all other intellectual property rights in this Site and marketing material (trade marks, service marks, trading names, text, graphics, code, files and links) belong to Luke Miller & Associates. All rights are reserved.





GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 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.
Made with Metropix ©2024



Tel: 01845 525112 Email: sales@lukemiller.co.uk www.lukemiller.co.uk 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA