



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



23 Magnolia Way, Thirsk, YO7 3FU
Price Guide £250,000

A well positioned home on this popular estate is available to purchase as the vendors are relocating. Offering excellent living space set over two floors including a dining kitchen, large living room, three bedrooms with the primary room having an ensuite shower room and also a contemporary bathroom. Pleasant gardens and ample of road parking ensure this home being a popular choice for buyers.



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 entry to the home, the large hallway leads to the living room, dining kitchen and cloak. There is also a staircase to the first floor and a useful storage storage cupboard.

The living room, to the rear elevation, is a pleasant size and easily accommodates a lounge suite and free-standing furniture. Furthermore, there is also a window to the rear elevation and double doors opening to the gardens.

The modern fitted kitchen comprises a fitted base and wall units with a host of fitted appliances, an excellent work surface area and ample space for a dining table and chairs. There is also a window to the front elevation of the property allowing natural light into the home. Completing the ground floor is the cloakroom which has a w.c and a wash hand basin.

The first-floor landing leads to the three double bedrooms and also the bathroom. The principal bedroom does have the advantage of a shower room which comprises a step-in shower, w.c and also a wash hand basin sink. The second bedroom is also a double room with the third room currently used as a double room. The bathroom is fitted with a white suite which consists of a panel bath, w.c and also a wash hand basin sink set on a vanity.

Externally, the rear garden is laid to lawn with a large flag patio seating area which is enjoyed by the owners and there is also a small shed to be included with the sale. There are also fenced borders and a personal gate leading to the driveway and also front of the home. The front of the home, there is a manageable and decorative garden and a footpath to the front door.

The property is Freehold

Council: North Yorkshire

Tax Band: C

EPC: B

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0390-3334-8070-2692-5341>

Disclaimer

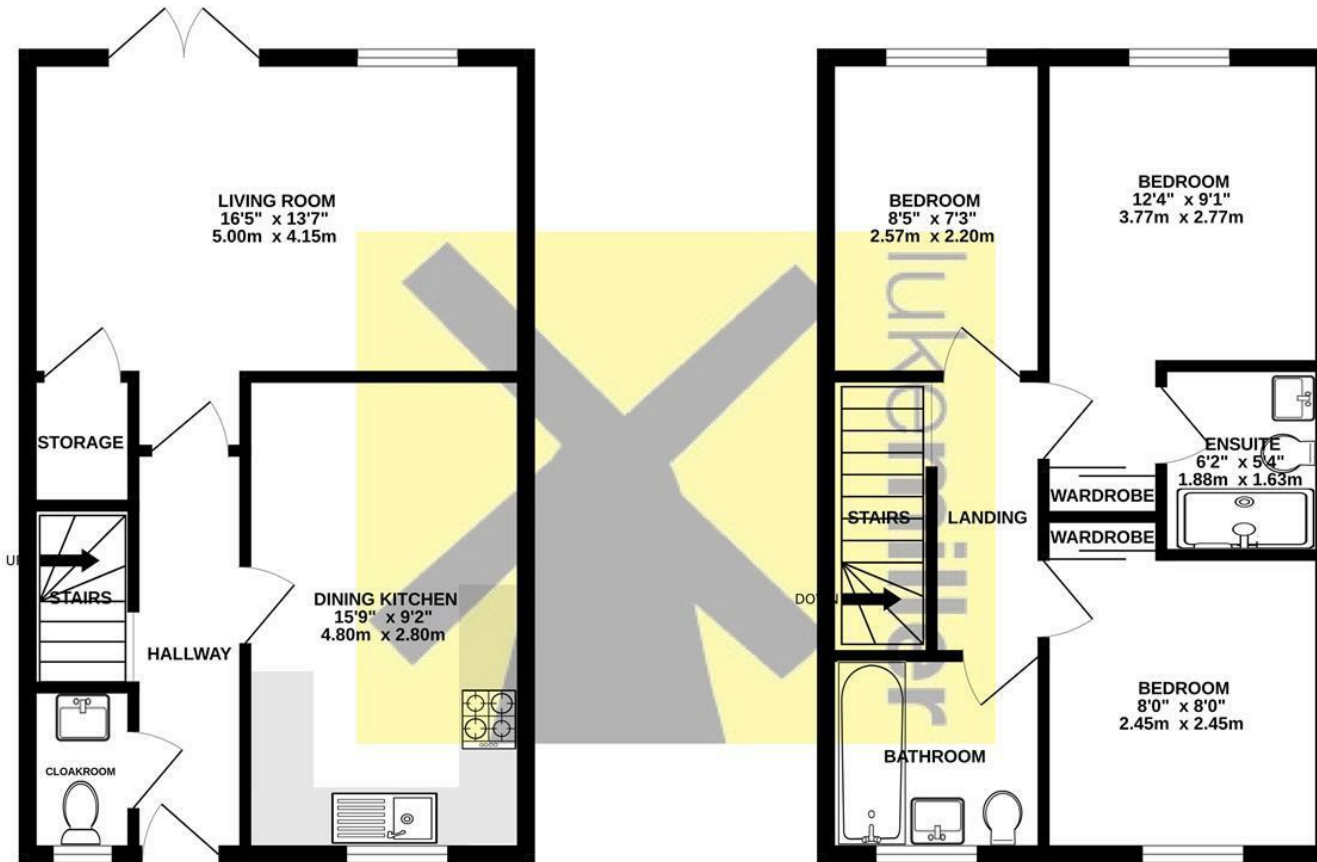
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.





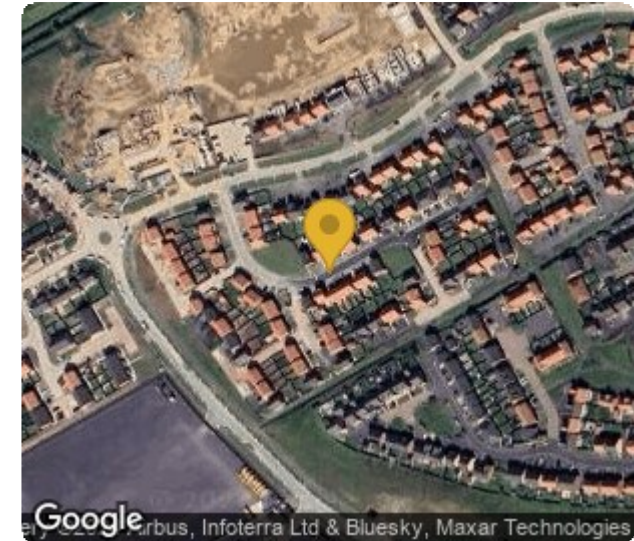
GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 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.
Made with Metropix ©2024



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