



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



15 Yew Tree Way, Thirsk, YO7 3FP  
Price Guide £288,500

**A beautifully presented family home that offers excellent living space, contemporary design and finishes with a private garden making this an ideal family home. Viewings are essential.**



## The Property

This property design may be ideal for both younger families and couples as the large open-plan kitchen provides an excellent area to both eat and entertain. Having been fitted with contemporary units, there is also space for a dining table and also breakfast bar. With the living room adjacent, the flow of the downstairs works well

The living room has ample space for a modern suite and double doors to the garden making it a further reception room in the warmer seasons.

Completing the ground floor is the staircase to the first-floor accommodation, and also a cloakroom.

On the first floor, the landing leads to a further staircase for the primary bedroom with bedrooms two, and three and also the bathroom accessed from this landing.

The two bedrooms on this floor are a generous size and both are being used as double rooms by the vendor. The bathroom has a modern white fitted bathroom which comprises a panel bath, wc, wash and basin sink set on a pedestal and a tile surround.

The primary bedroom is beautifully presented and the design of the home has allowed vaulted ceilings enforcing natural space. There is also an en-suite shower room with ample space for freestanding wardrobes and furniture.

Externally the wall and fenced garden have been laid to the lawn with a fantastic lean-to pergola set on a contemporary tiles patio. The pergola offers both shade from the sun, due to the west-facing elevation, and also some shelter from weather making this a most useful and attractive addition to the home. There has also been the addition of a shed and a side gate which leads directly to the parking.

Council; North Yorkshire

Council tax band; D

EPC; B

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/6200-4059-3032-5109-5393>

This property is freehold

## 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.

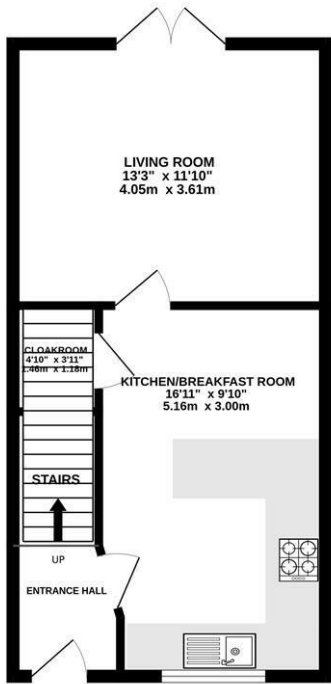
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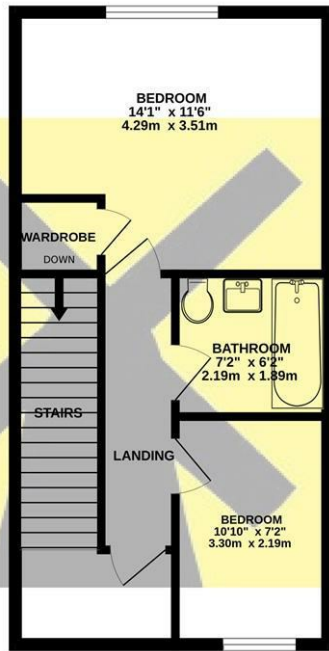




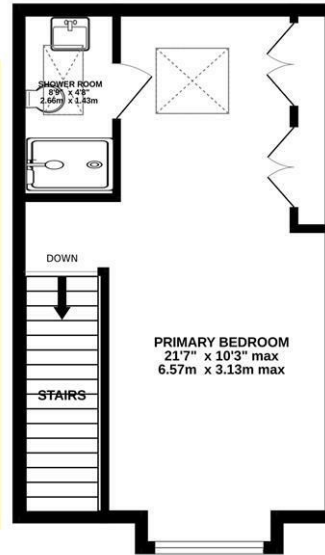
GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



2ND FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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.  
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