



**27 Admirals
Court, Thirsk, YO7 1RR
Price Guide £265,000**



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

Set in a very popular established estate due to the proximity to both schools and the town centre, this home will appeal to those seeking a property that requires areas of modernisation and also wish to have good outdoor space. Having excellent off road parking and garage and no onward chain, viewings are 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

Entry through the front door leads to the large and welcoming reception hall where there is a staircase to the first floor and also a door to the living room. The living room is a generous size and has a large window to the front elevation and a living flame gas fire set in a stone surround as the focal point. As it is believed that these properties were built with open fires at the time of construction, it may be viable for the successful purchaser to install a wood-burning stove if required.

As the living room is open plan with the dining area, this maximises the space and is ideal for general family living and also entertaining. Furthermore, there is a door to the kitchen and also slide patio doors to the garden room. The kitchen is fitted with base units and excellent work surface area though buyers may consider upgrading this area to a more contemporary style. The kitchen also has a window to the rear elevation and a door to the side of the property.

Completing the ground floor is the garden room which offers additional space for the home with views over the gardens.

On the first floor, there are three bedrooms in total, two double and one single and also the bathroom which comprises panel bath with shower, w.c, wash hand basin sink set on a pedestal and also a tiled surround.

Externally, the gardens are well maintained and stocked with a variety of mature shrubs and flowering plants with the front also offering an extended driveway leading to the single garage. The rear gardens are quite private with a small area to the rear of the garage which is ideal for a green house or summer house if desired.

There is also a single garage with the property which may be ideal for a vehicle or indeed workshop.

The property is freehold

Council: North Yorkshire

Tax Band: C

EPC: D

EPC link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2125-6178-2067-3183-1918>

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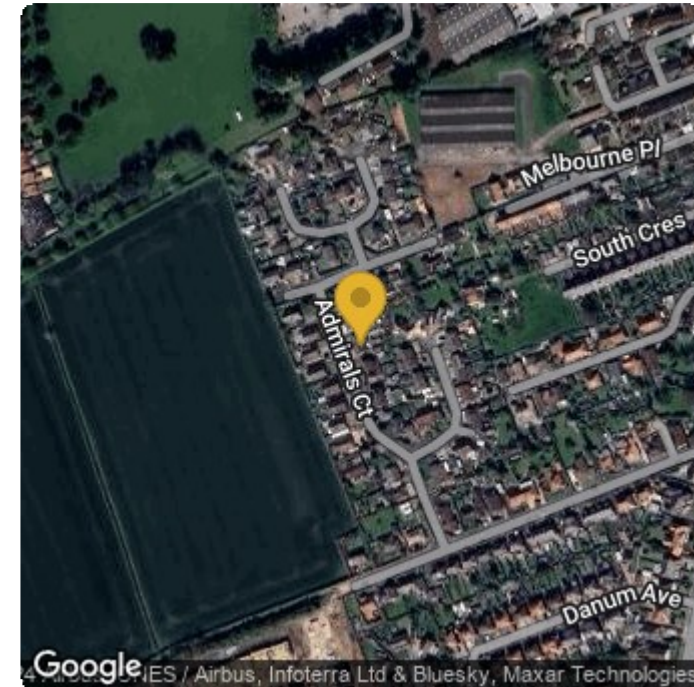
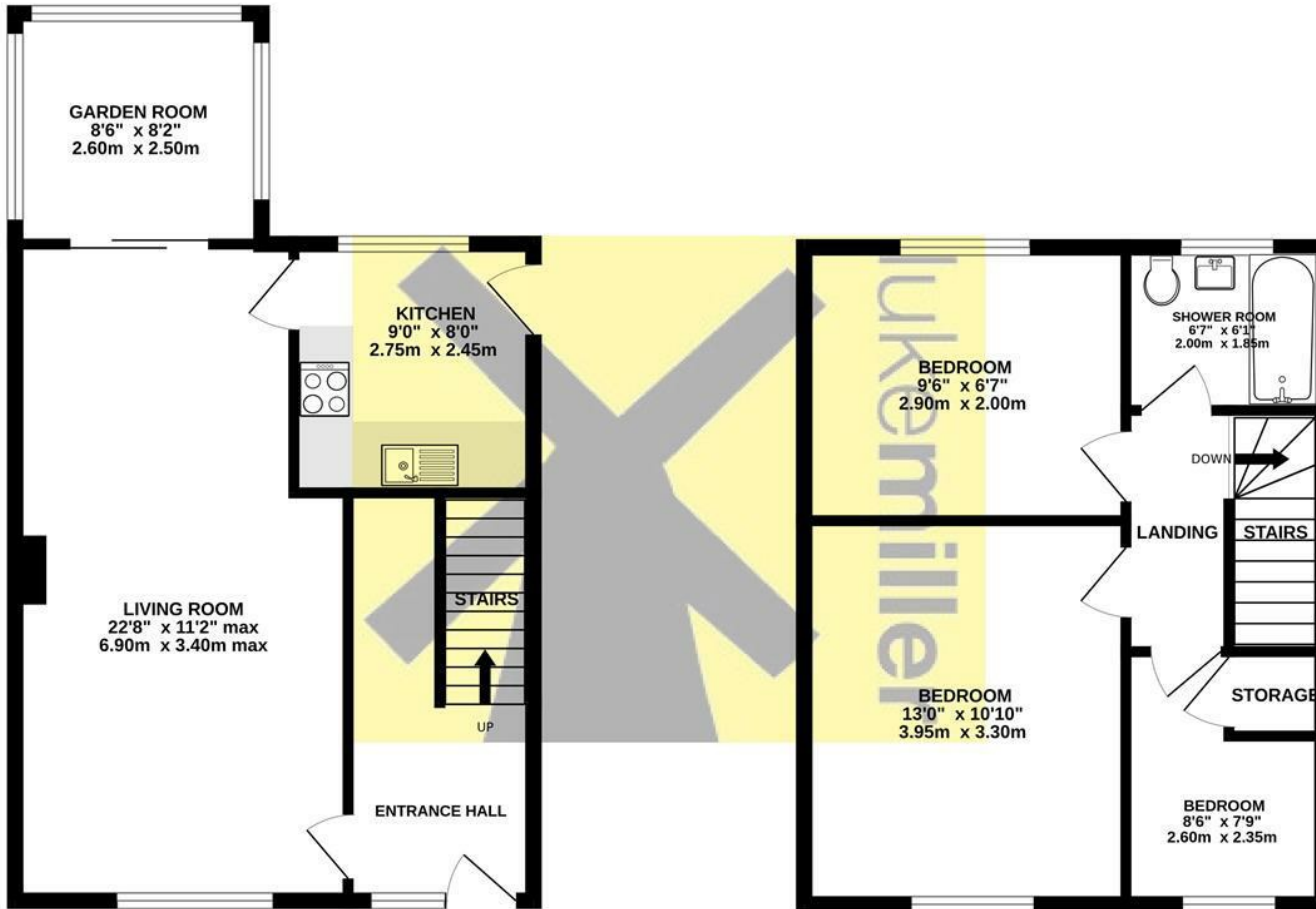
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GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 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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