



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



1 Front Street, Thirsk, YO7 1JB  
Guide Price £249,950

**A most delightful cottage that offers excellent living accommodation, large and private gardens with off-road parking and garage, immediate access to open fields and a short walk to the town centre. Viewings are essential in this home and are conducted strictly through the office.**



### **The Property**

The living room is beautifully displayed and has a decorative wood-burning stove set as the focal point. There is a window to the front elevation and also access to the inner hall where there is a return staircase to the first floor, understairs storage and doors to the bathroom and also the dining kitchen. The dining kitchen is quite spacious with a well-designed fitted range of base and also wall units maximising the storage. Fitted with a host of fitted appliances, there is also ample space for a dining table and chairs. Their room does exceptionally well with natural light having windows to two elevations and also a large roof light. There is also a door which leads to the private gardens.

Completing the ground floor is the bathroom which comprises a panel bath, w.c and also a vessel sink with mixer tap.

On the first floor, there are two double bedrooms with the primary bedroom having the benefit of an ensuite shower room whilst bedroom two does have windows to two elevations and also views over open grassland.

Externally, the private gardens are designed for very low maintenance and also boast several areas for sitting. There is also a large drive accessed via double timber gates leading to the garage. In addition, to the side of the garage, the vendors utilise an area for a utility.

### **Property Information:**

The property is freehold

Council: North Yorkshire

Tax: B

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0965-2897-6367-2990-0921>

### **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**

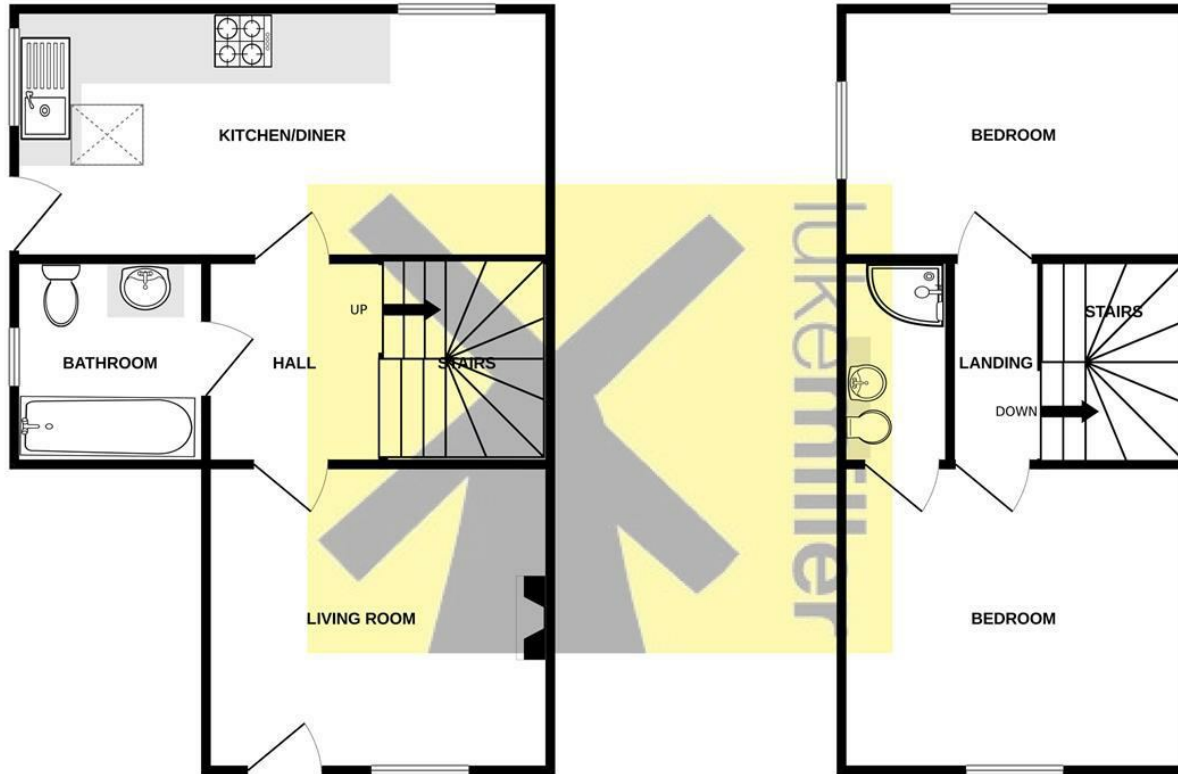
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GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.

1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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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Tel: 01845 525112 Email: [sales@lukemiller.co.uk](mailto:sales@lukemiller.co.uk) [www.lukemiller.co.uk](http://www.lukemiller.co.uk) 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA