



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



28 Saxty Way, Thirsk, YO7 1SA
No Onward Chain £320,000

This extended and beautifully presented family home is perfectly situated for those who require access to the schools or indeed simply accustom to space. With manicured gardens, oversized garage and ample off road parking, we encourage clients to call and arrange a viewing as soon as possible as there is NO ONWARD CHAIN.



The Property

Entry to the home is into the large reception hall where there is the staircase to the first floor accommodation and also doors to the living room, lounge and, kitchen. The living room has a large window to the front elevation and also a living flame gas fire set as the focal point. Being open plan with the dining room ensures this is an excellent space for entertaining and also everyday family functionality.

The kitchen, adjacent to the dining room, is fitted with base and wall units with roll top work surfaces and a host of fitted appliances. There is also a large window overlooking the rear gardens,

Having been extended, the lounge to this home is an excellent space and its flexibility for use is paramount for those seeking a home to meet their needs. With large windows to two elevations, there is also a door which leads to the utility room, cloak room and also gas boiler cupboard. The utility room is fitted with appropriate plumbing for utilities and a door to the gardens.

On the first floor, there are four well appointed bedrooms with three double bedrooms- two of which have fitted storage- and also a single bedroom, currently used as a home office. Completing the first floor is the bathroom which comprises panel bath, w.c, wash hand basin sink and also a window to the rear elevation.

Externally, the gardens to this property are beautifully kept with manicured lawns, deep and mature flowering beds and also an outside seating area. In addition, the oversized garage with electric roller shutter door allows the opportunity for extra storage of workshop whilst there is superior off road parking secured by gates.

The property is Freehold

Council: North Yorkshire

Tax Band:

EPC: EPC Link:

The property has gas central heating

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.

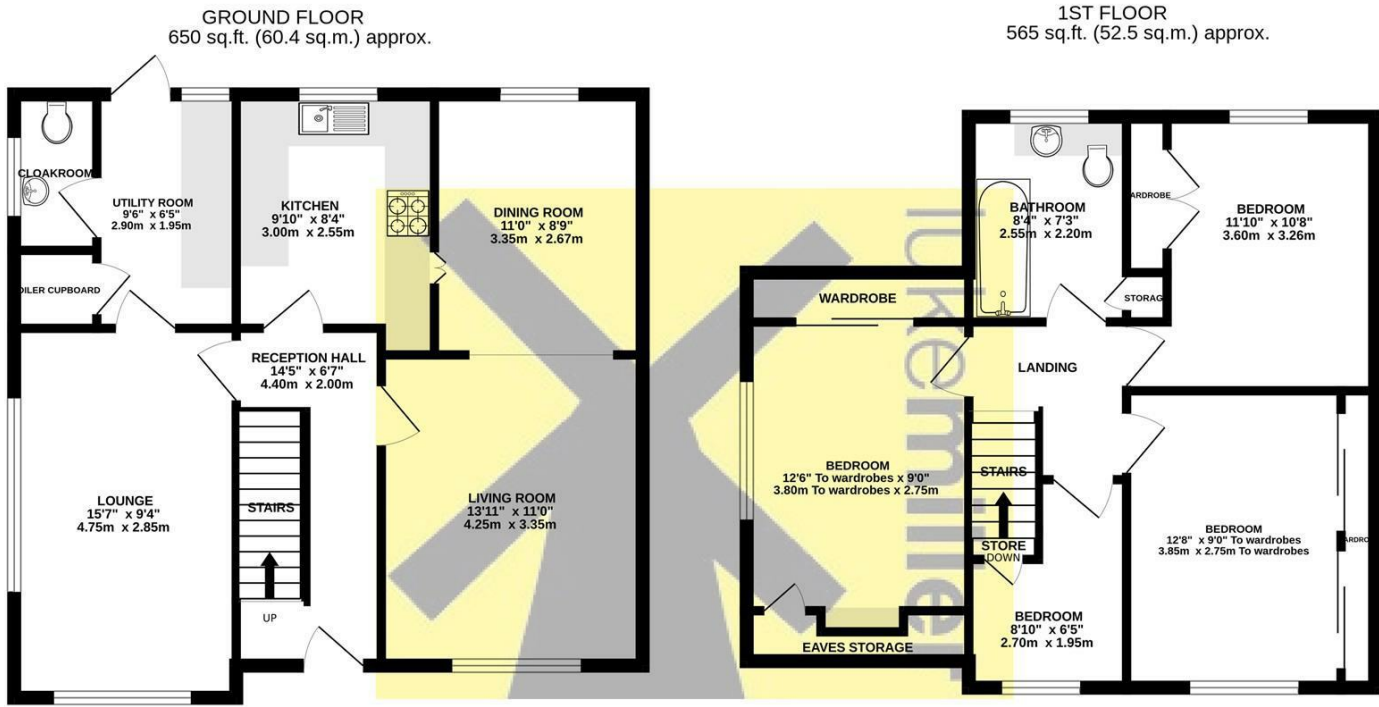
Local facilities include a reputable public house and a nursing home. There are several schools in Sowerby -Thirsk School on Topcliffe Road, and also a primary school. The village is within easy access of the A1, A19/A168 for commuting both north to Teesside and south to York.

Disclaimer

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SAXTY WAY

TOTAL FLOOR AREA : 1215 sq.ft. (112.9 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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