



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



46 Freemans Way, Thirsk, YO7 1GF
Price Guide £279,500

A delightful family home that offers superb living accommodation set over three floors. Close to the town centre and train station, the property comprises a dining kitchen, living room and cloak room to the ground floor, four bedrooms- one with ensuite shower room, bathroom, pleasant gardens and a garage. Viewings are essential.



The Property

On entry into the property is the entrance hall which provides access to the kitchen, living room, cloakroom and stairs to the first-floor accommodation. The kitchen located at the front of the property is well fitted with a selection of base and wall units, an integrated electric oven and a gas hob with an extractor over. Integrated fridge and freezer, dishwasher and washing machine furthermore, there is space for a dining table and chairs. . The central heating boiler is situated in the kitchen.

The Living room is located to the rear of the property and has ample space for furniture whilst benefitting from French glazed doors which open to the enclosed rear garden making this an ideal for entertaining.

To finish the ground floor, there is a cloakroom which is fitted with a toilet and wash basin.

To the first floor, the landing provides access to two bedrooms, house bathroom- which comprises panel bath, w.c and also a wash handbasin sink set on a pedestal- and stairs to the second floor where there is the primary bedroom and ensuite shower room, and also the fourth bedroom.

Externally, there is a lawned garden to the front with a path leading to the main door and providing access to the rear via the side of the property. To the rear, there is an enclosed garden which is laid to lawn.

This property also benefits from a single garage with an up-and-over door and personal access door which is located at the rear of the home in a communal block of garages. There is parking for 2 cars.

Important information

Council: North Yorkshire
Tax Band: D
EPC: TBC
EPC Link: TBC

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.

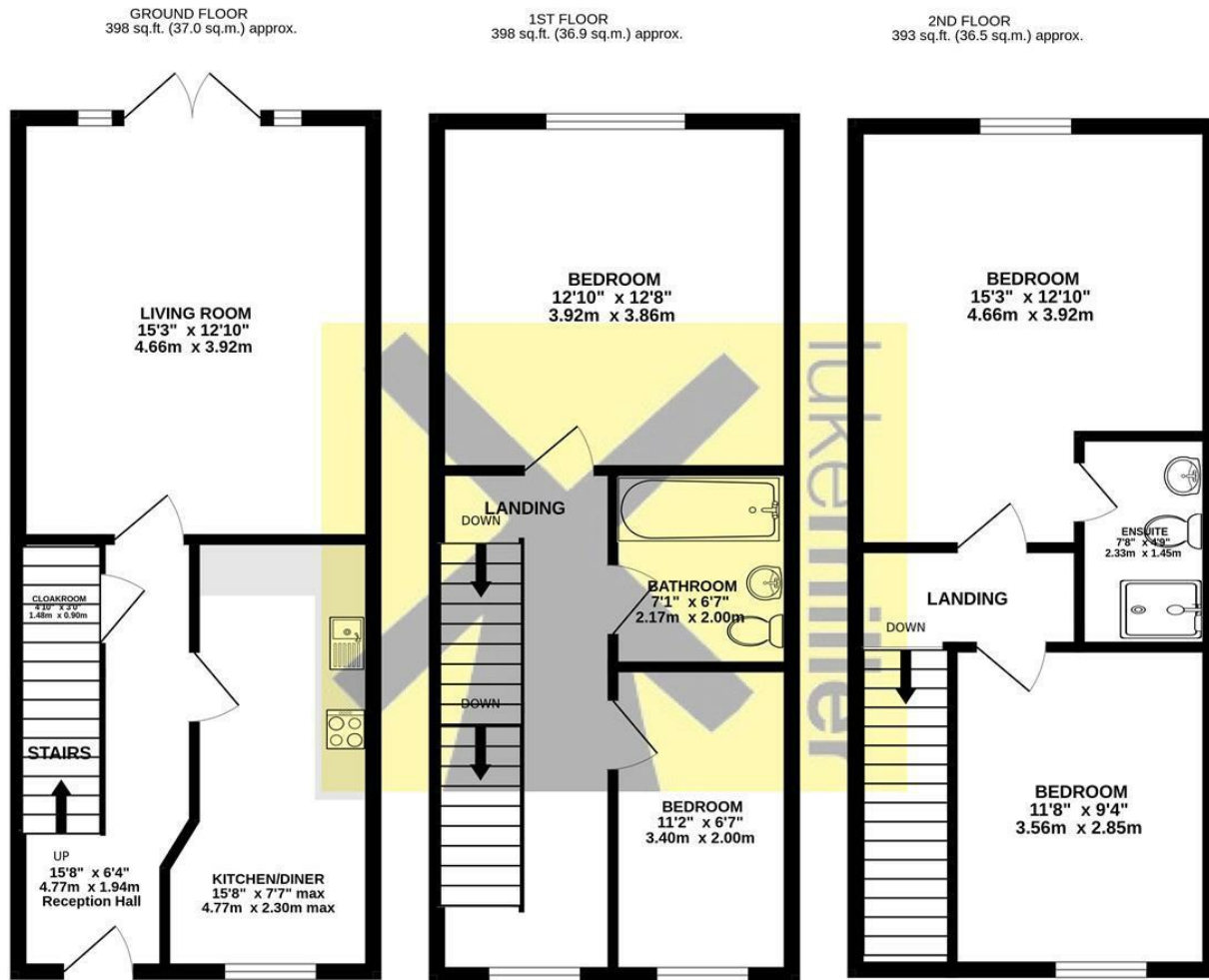
There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

Disclaimer

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TOTAL FLOOR AREA : 1189 sq.ft. (110.4 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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