



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



50 Oak Drive, Thirsk, YO7 3RF
Price Guide £385,000

Stood in a prominent position is this large family home that has become available to purchase with no onward chain. With a large welcoming reception hall, excellent dining kitchen and ample entertaining space to the ground floor, the first floor also boasts great bedrooms sizes, one ensuite shower room and very pleasant gardens and garage. We are seeking clients who can proceed immediately.



The Property

On entry to the home there is a large reception hall way leading to the living room, superb breakfast kitchen and also the cloak room. There is also a staircase to the first floor accommodation. The living room, to the front elevation of the home, has a large bay window which capitalises on allowing natural light into the room. The breakfast kitchen is a contemporary design and is fitted with base and wall units and fitted appliances. There is also excellent worksurface area and double doors to the gardens with a further window to the rear elevation. Completing the breakfast kitchen is a small room leading to the utility room.

On the first floor, the landing area is a pleasant size leading to the the four bedrooms. It is worth noting that the master bedroom does have an en suite shower room. The bathroom has a panel bath, w.c and also a wash hand basin sink set on a vanity. There is also a contemporary tiled surround.

Externally, the rear gardens to the property are ideal for a variety of clients, especially families and young children. There is also an extended drive allowing off road parking for a vehicle and also a single garage.

Council: North Yorkshire

Tax Band:E

EPC: B

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0353-6912-3370-2672-1210>

The 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.

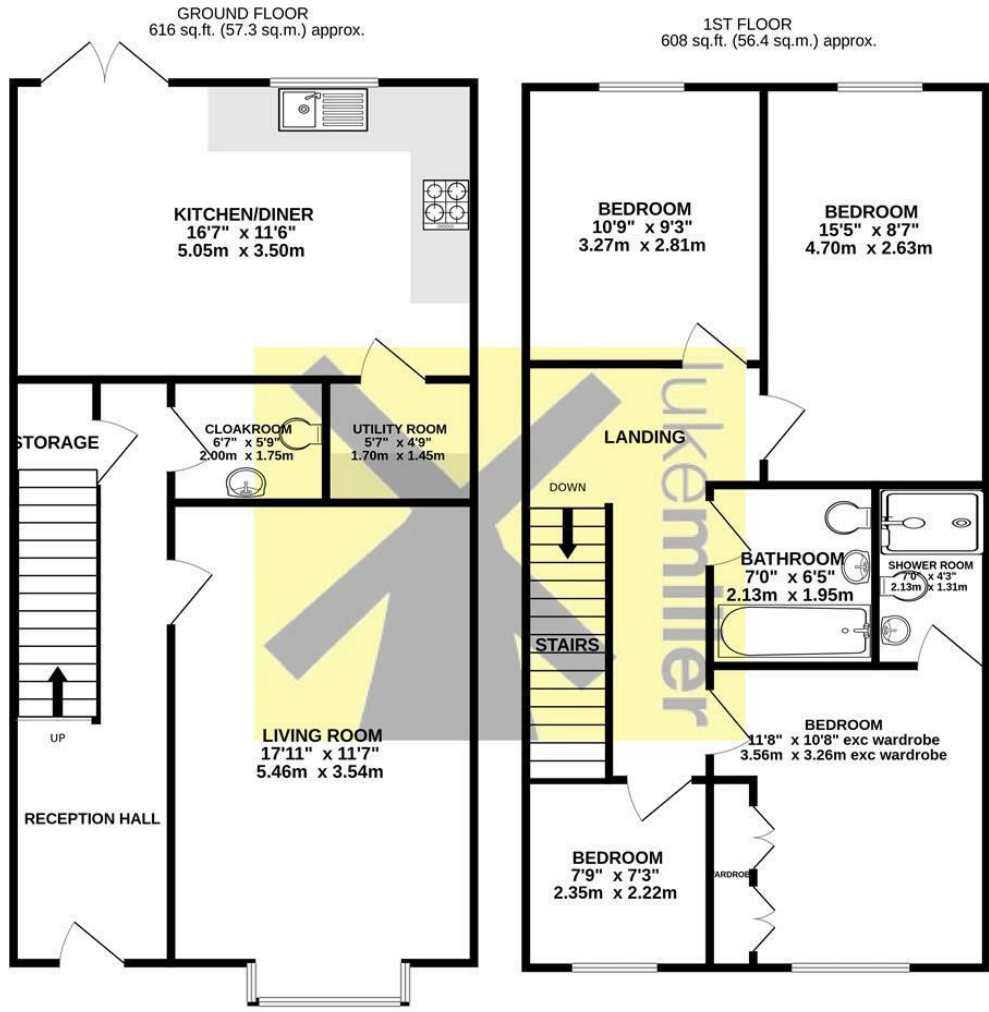
Local facilities include a reputable public house and a nursing home. There are several schools in Sowerby -Thirsk School on Topcliffe Road, and also a primary school. The village is within easy access of the A1, A19/A168 for commuting both north to Teesside and south to York.

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TOTAL FLOOR AREA: 1224 sq.ft. (113.7 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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