



**160-162 Front Street
Sowerby
YO7 1JN
Price Guide £650,000**



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

A significant residential property located on the highly desirable Front Street, Sowerby, comes with a former residential dwelling and potential for an additional building plot, subject to planning permission.



The Property

Entry to this home leads to a small vestibule with internal doors to the formal dining room and study. The dining room easily accommodates a full dining suite and has a beamed ceiling and a further door to the inner hall. Adjacent to the dining room, the study has a beamed ceiling, fireplace and door to the inner hall where you may access the kitchen, living room, cloakroom and staircase. .

To the rear elevation, the large living room enjoys natural light through several windows and is complimented by the slide patio door which opens to the southwest-facing gardens. Boasting a wood-burning stove set as the focal point of the room, the vendors utilise this room as the hub of the home.

The fitted kitchen offers excellent storage cupboards, fitted appliances and also excellent work surface area. There is a window and stable door which opens to the breakfast patio area and gardens beyond.

On the first floor, there are two large double bedrooms, third bedroom and a bathroom. The primary bedroom is very generous in size and has the benefit of a step-in shower cubicle and wash hand basin set to one corner of the room.

The second floor of this property offers a further two rooms, which would be deemed double bedrooms by today's standards but are used for storage. The final room on this floor is categorised as a storage area where the gas boiler is housed.

Externally, the gardens are well maintained with a patio seating area and footpath directly outside of the living room and kitchen. Beyond this garden, there is a much, much larger area leading to the once occupied dwelling with adjoining garage, orchard, private garden and access to Back Lane Sowerby.

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* STPP

Subject to planning permission by the local authority.

Important Information

There may be potential for residential dwelling/s in the gardens though buyers must make their enquiries with North Yorkshire Council before submitting any formal offer as no sale will be agreed subject to any planning applications.

Should a sale be agreed upon and planning applications submitted then the vendors will have the right to present the property back to the open market for sale.

We have been informed that there is also a right of way for the next door property and we are awaiting confirmation.

The property is freehold

Central heating : gas

Council North Yorkshire

Tax Band: D

EPC:

EPC Link:

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.

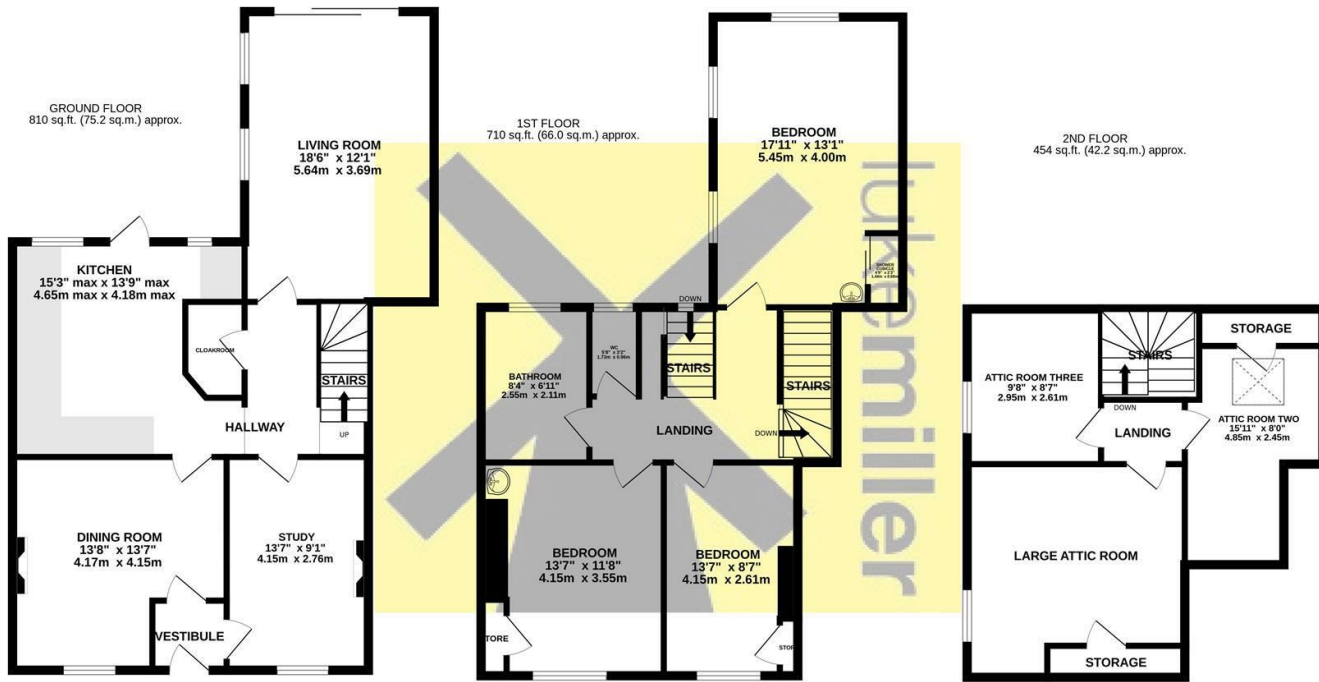
Local facilities include a reputable public house and a nursing home. There are several schools in Sowerby -Thirsk School on Topcliffe Road, and also a primary school. The village is within easy access of the A1, A19/A168 for commuting both north to Teesside and south to York.

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. The copyright and all other intellectual property rights in this Site and marketing material (trade marks, service marks, trading names, text, graphics, code, files and links) belong to Luke Miller & Associates. All rights are reserved.

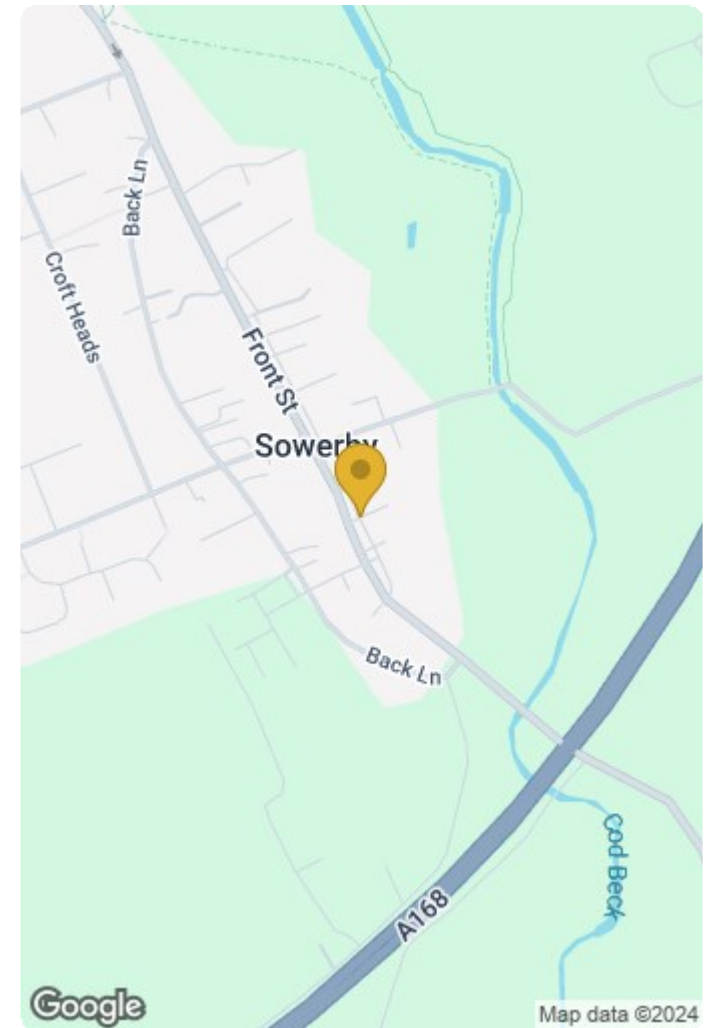






TOTAL FLOOR AREA : 1974 sq.ft. (183.4 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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