



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



69 Kings Meadows, Thirsk, YO7

1PB

Guide Price £175,000

69 Kings Meadows, Thirsk, YO7 1PB

A superb property that offers excellent space and also location due to being close to local schools and shops. Currently tenanted, viewings on this home are conducted strictly by appointment please.

Property Description

Entry to the home leads to the reception area with access to the living room, dining kitchen and also a useful understairs storage cupboard.

The living room is a very good size with a bay window to the front elevation and a staircase to the first floor accommodation. The dining kitchen is well organised with a range of fitted base and wall units and also a ample space for a small dining table and chairs. Furthermore, there is also a window and door to the rear elevation.

On the first floor, there are two large double bedrooms and also a bathroom which comprises panel bath, w.c, wash hand basin sink and also extractor fan.

Externally, there is a decorative lawn garden to the front elevation and manageable rear garden which enjoys a west facing elevation.

For parking, there is a single garage in a block with up and over entry door.

The property of freehold

Council: North Yorkshire

Tax Band: B

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8790-6928-7080-2324-9202>

PLEASE NOTE: The photographs used were taken pre tenancy

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.

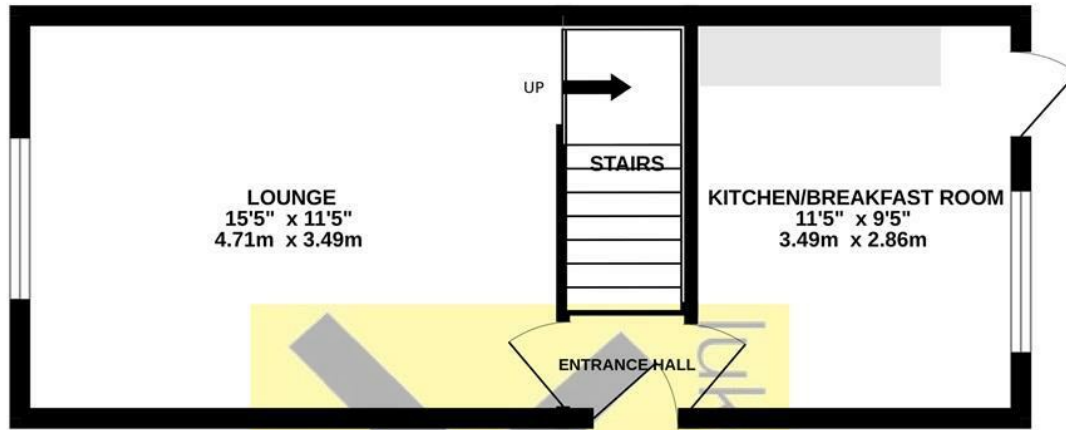
On Front Street, which is the main road through the village, an avenue lined with trees, is an old timbered house and the historical village church, and over Cod Beck at the southern end is an old packhorse bridge.

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.

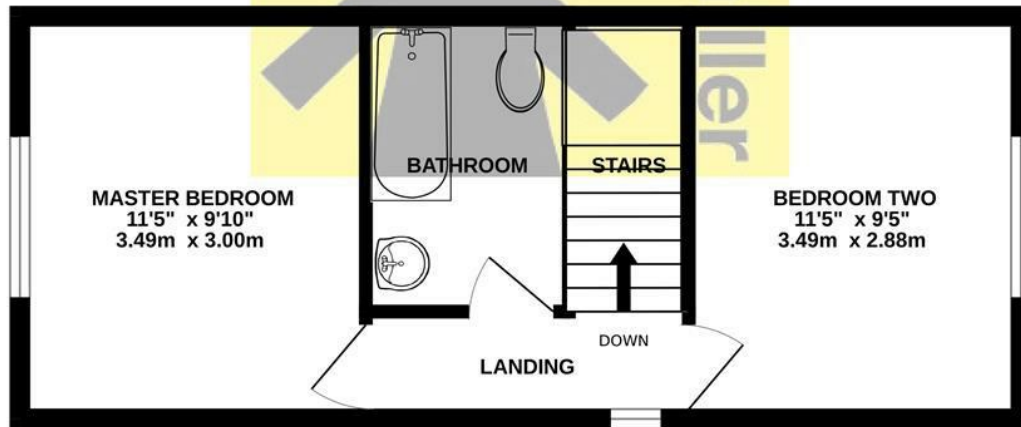
Disclaimer

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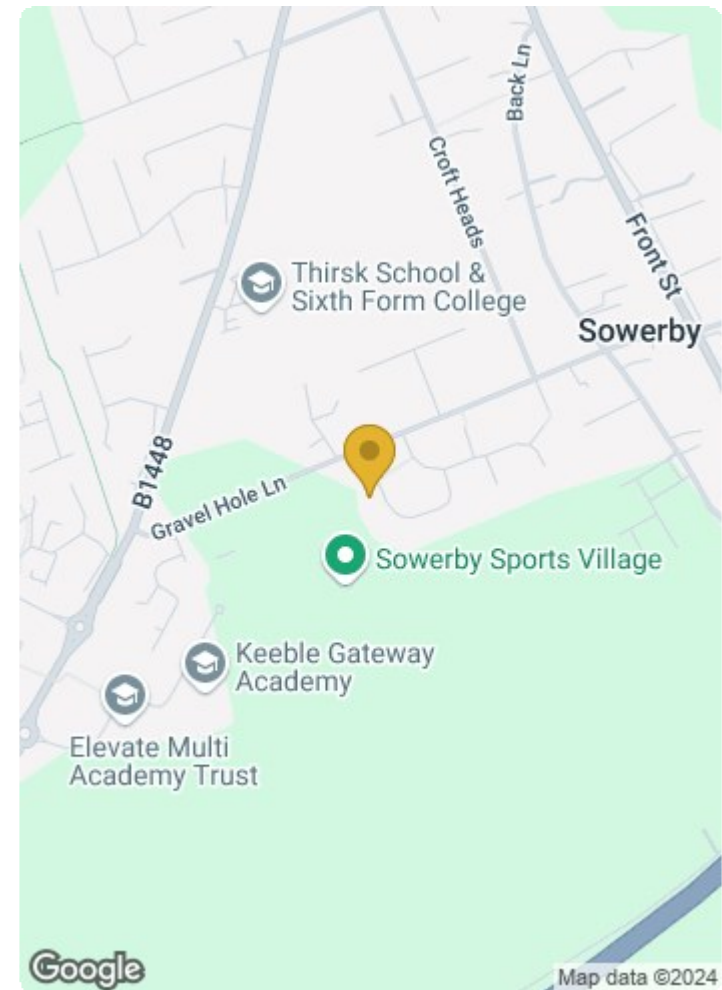
GROUND FLOOR



1ST FLOOR



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			
		74	76
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			
		71	72
England & Wales		EU Directive 2002/91/EC	

