



**44 Admirals Court, Sowerby, YO7 1RS**  
**Price Guide £365,000**



**Luke Miller & Associates**  
ESTATE AGENTS LETTINGS AGENTS FINANCE

**This well-situated family home offers generous living space and is now available for purchase, with viewings highly recommended. Ideally located for access to both primary and secondary schools, this popular residential estate provides a mix of housing styles along with access to nearby open spaces. EPC: C**



## **The Property**

This well-proportioned family home, thoughtfully designed for both comfort and functionality begins in a welcoming reception hall, offering direct access to a spacious living room and an elegant staircase ascending to the first floor.

The living room features ceramic wood effect tiled flooring and an expansive south-facing bay window, flooding the space with natural light. A decorative fireplace creates a focal point, with room to install a wood-burning stove if desired. The living room flows seamlessly into the dining room, providing an open-plan area ideal for both daily use and entertaining.

Adjacent to the dining room is the garden room, a peaceful space with panoramic views over the rear garden through a large window and a secondary side window. A door opens directly to the garden, enhancing the connection between indoor and outdoor spaces. Conveniently located next to the garden room, the cloakroom includes a W.C. and a wash hand basin set on a vanity unit with useful storage space.

The kitchen, while suitable for modernisation, remains fully functional and provides generous storage and countertop space, making it a practical area for culinary activities. Completing the ground floor is a door that leads to the tandem garage, offering ample storage and utility space.

Upstairs, the property comprises three well-sized bedrooms, each with built-in wardrobes. The primary bedroom is particularly appealing, with dual-aspect windows overlooking the garden. The family bathroom, positioned for easy access from each bedroom, includes a panel bath, a W.C., and a pedestal wash hand basin and the room has a tiled wall finish.

Externally, the substantial front garden provides ample space for gardening or recreational activities, with a large driveway leading to the garage for convenient off-road parking. The rear garden includes a well-kept lawn, bordered by mature flower beds, and is accompanied by a greenhouse, offering further opportunities for gardening enthusiasts.

This property offers a blend of traditional character and practical living spaces, ideally suited to those seeking a versatile family home in a peaceful setting.

The property is freehold

Council: North Yorkshire

Tax Band: D

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8439-7024-2000-0451-2226>

## **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**

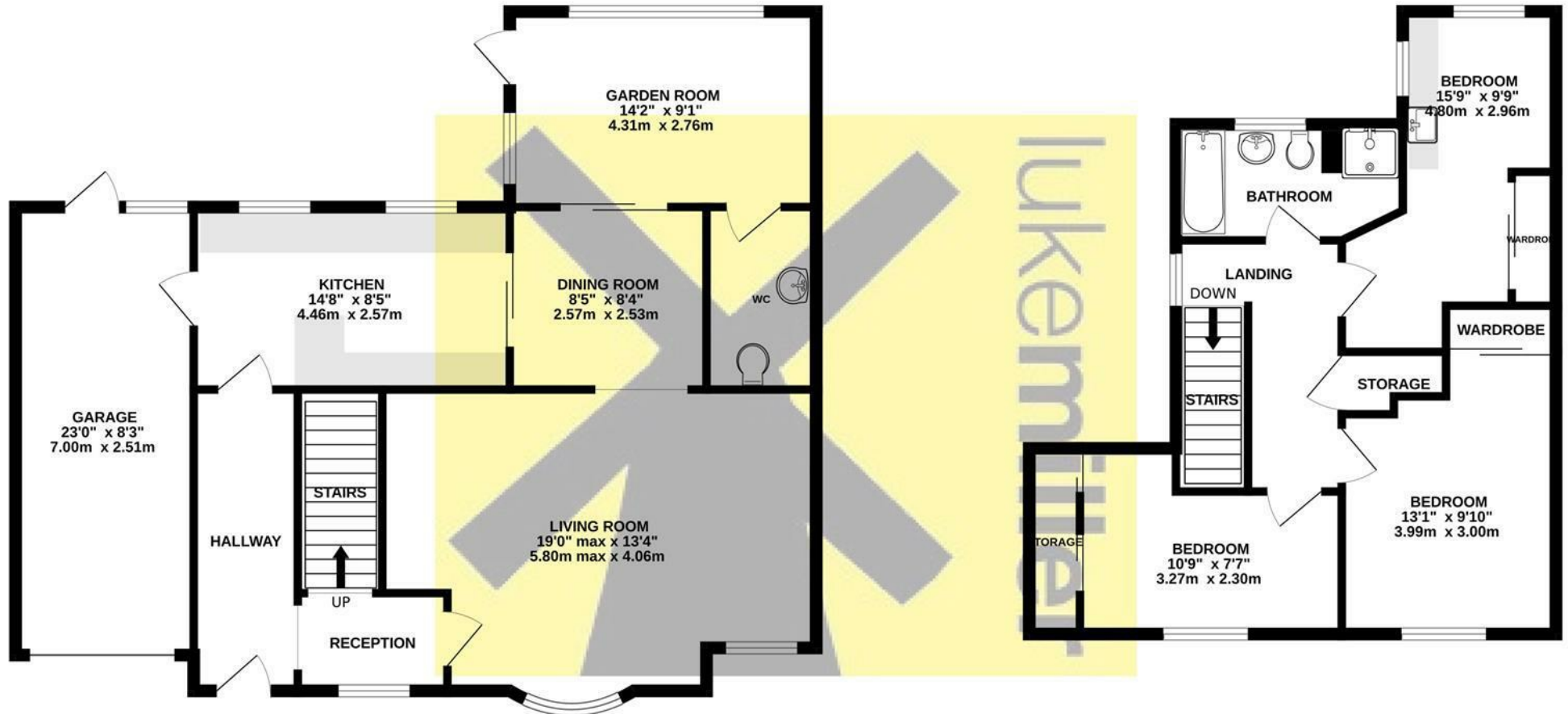
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GROUND FLOOR  
937 sq.ft. (87.0 sq.m.) approx.

1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.3 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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Tel: 01845 525112 Email: sales@lukemiller.co.uk www.lukemiller.co.uk 4 Finkle Street, Thirsk, North Yorkshire YO7 1DA