



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



27 Poppy Drive, Thirsk, YO7 3SJ
50% Shared Ownership £124,250

An unmissable opportunity to secure a spacious family home in Sowerby through Luke Miller & Associates. Boasting generous living areas, large bedrooms, beautiful gardens, and ample parking, this property offers exceptional value. 50% shared ownership – act fast to avoid missing out!



The Property

Upon entering, the reception area opens to the living room, cloakroom, and a staircase leading to the first-floor rooms. The living room, situated at the front of the house, comfortably fits a suite and features a door at the back that opens to the dining kitchen.

The kitchen is equipped with a modern selection of base and wall units, roll-top work surfaces, various built-in appliances, and includes a window and double doors opening to the rear garden. It offers generous space for a dining set and also boasts a breakfast bar.

The landing on the first floor provides entry to three well-sized bedrooms. The bathroom is equipped with a panelled bath, toilet, and a washbasin, all complemented by tiled walls.

Outside, the gardens are well kept, mainly laid to lawn with seating areas and enclosed by fences. The front of the property offers substantial parking space, enough for two large or three small vehicles, and features a pathway with a side gate leading to the rear garden.

Council: North Yorkshire

Tax Band: C

EPC: B

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8548-7334-5870-3762-9992>

Please note:

As this is a shared ownership property, interested parties will be assessed through Heylo Housing prior to engagement of solicitors for purchase.

RICS Valuation: £248,500 Completed on 31/10/2024 by McDowalls

Share Available: 50%

Shared Ownership Rent: £367.47 PCM

Lease Management Fee: £24.76 PCM

Buildings Insurance: 10.45 PCM

Estate Charge: £25.38 PCM

Tenure: Leasehold 125 years from 18/12/2018

Shared Equity

Buying a property with shared equity in the UK offers an affordable way to get onto the property ladder. With shared equity, buyers typically purchase a percentage of the home's value (usually between 50-75%) while a housing provider or government scheme covers the remaining portion. This means lower deposit and mortgage requirements, making it an attractive option for first-time buyers or those struggling to save for a large deposit.

In addition to reduced upfront costs, shared equity schemes often come with the benefit of a lower monthly mortgage payment, as the loan is based on the percentage of the property the buyer owns. This allows buyers to invest in a property they may not otherwise be able to afford, while also gaining full ownership of the portion they purchase, providing long-term financial security and the potential for capital growth.

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

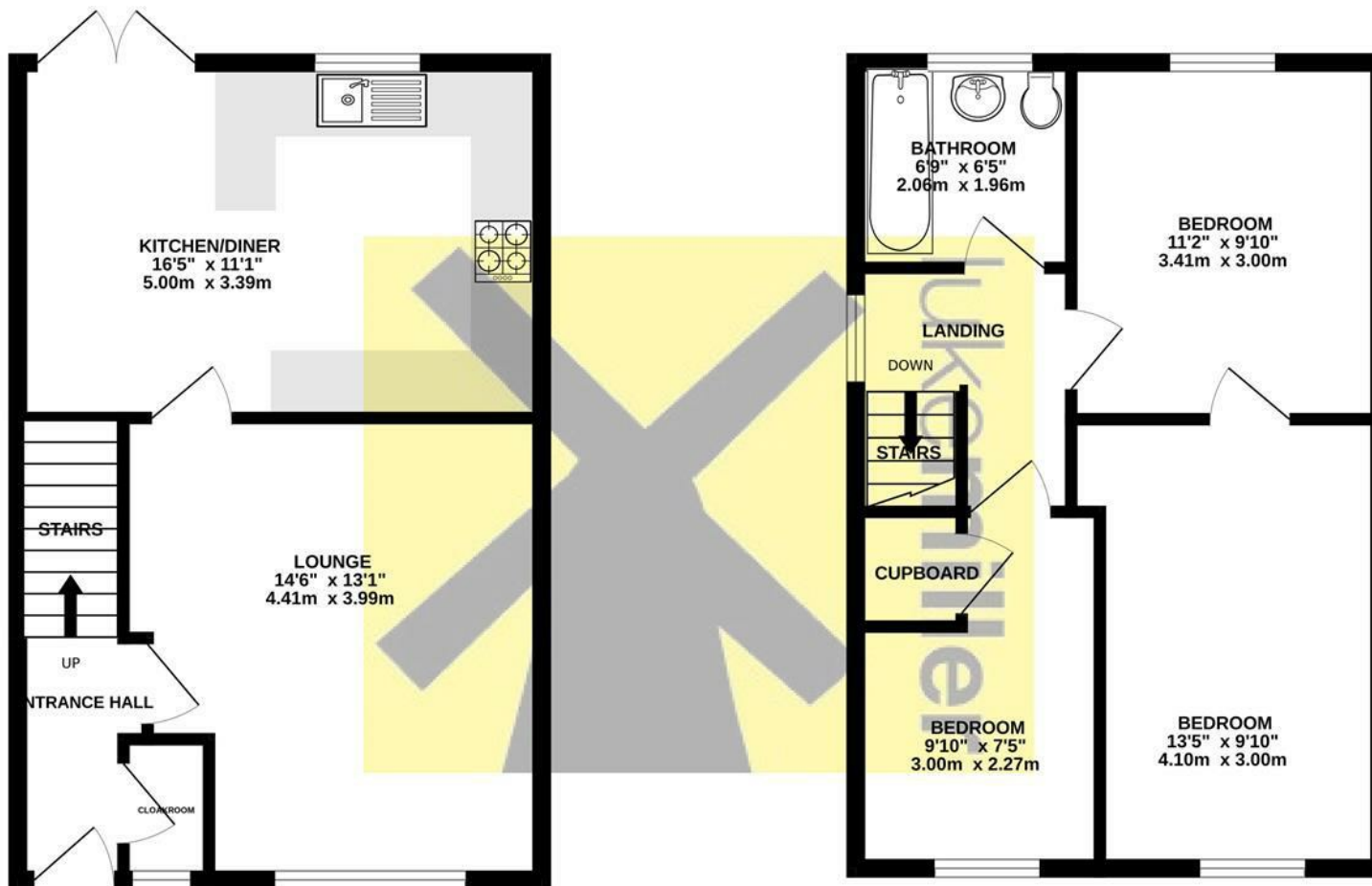
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GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.5 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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