



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**12 Railway Terrace, Thirsk, YO7 1QT**  
**Price Guide £195,000**



## 12 Railway Terrace, Thirsk, YO7 1QT

This splendid Victorian property, vacant and chain-free, is available to the market and presents an excellent opportunity for both investors and private buyers. The property is ideally located near local schools and the town centre, offering generous living space and an attractive garden. Viewings are highly recommended.

### The Property

On entry to the property, you are welcomed into the reception hall with doors to the dining room and there is also a staircase which leads to the first-floor accommodation. You will also note the high ceilings through the majority of the home which is a characteristic of this era.

To the front of the property is a generous sized living room with a large bay window overlooking the garden. The dining area, again of generous size is open plan with the living room making this area ideal for entertaining. There is also a large window to the rear elevation and a door to the kitchen.

The kitchen located to the rear of the property is fitted with a selection of base and wall units with excellent worksurface area and plumbing for a washing machine. Also accessed from the kitchen is a door leading to the rear entrance to the courtyard.

Completing the ground floor is the house bathroom which is fitted with a free standing bath with shower over, toilet and wash basin.

To the first floor, the landing area provides access to two double bedrooms, a useful storage cupboard and stairs to the attic room. There is also a glazed window to the rear allowing ample natural light onto the stairwell and landing.

The attic has one large room with roof windows to both elevations and useful eaves storage.

To the external, the front garden is enclosed and easily maintained and also a hard standing area for parking for one car.

Please Note:

The property is freehold  
Council: North Yorkshire  
Tax Band: B  
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

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