



38 Oak Drive, Thirsk, YO7 3RF  
Price Guide £293,750



**Luke Miller & Associates**  
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Beautifully presented and potentially offered with no forward chain, this immaculate townhouse has been thoughtfully upgraded both internally and externally by the current vendors. This property is a must-see. Early viewings are highly recommended.



## The Property

This property offers a versatile design suitable for both younger families and couples. The large open-plan kitchen features contemporary units, space for a dining table, and a breakfast bar, creating a functional area for both dining and entertaining. The adjacent living room enhances the flow of the ground floor layout, providing a comfortable and cohesive space.

The living room offers ample room for a modern suite and benefits from double doors leading to the garden, making it an additional reception area during warmer months.

The ground floor is completed by a staircase to the first-floor accommodation and a convenient cloakroom.

On the first floor, the landing provides access to bedrooms two and three, the family bathroom, and a staircase leading to the primary bedroom. The two bedrooms on this level are generously proportioned and currently utilised as double rooms. The bathroom is fitted with a modern white suite, including a panelled bath, WC, washbasin on a pedestal, and tiled surrounds.

The primary bedroom is a standout feature, boasting vaulted ceilings that enhance the sense of space. It includes an en-suite shower room, ample room for fitted wardrobes, and large rooflight and window offering views across Sowerby and the surrounding countryside.

Externally, the enclosed garden is laid to lawn for ease of maintenance, complemented by a tiled seating area ideal for outdoor dining or entertaining. A side gate provides direct access to the parking area.

Key Information:

Council: North Yorkshire

Council Tax Band: C

EPC Rating: B

Tenure: Freehold

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8951-7032-6839-3897-3902>

## The market town of Thirsk

Thirsk is ideally located for country pursuits and offers a racecourse, excellent golfing facilities, and various sports opportunities. Situated in 'Herriot Country' between the Yorkshire Dales and North York Moors National Parks, it provides a charming living environment.

The town's market square features a wide range of independent shops, restaurants, and cafes, adding to its appeal.

Thirsk has excellent road links to Harrogate (22 miles), York (21 miles), Leeds (30 miles), and Teesside (23 miles), as well as rail connections via the TransPennine Express and Grand Central, offering direct access to London Kings Cross in under 2½ hours. Airports at Durham Tees Valley (25 miles) and Leeds Bradford (35 miles) further enhance connectivity.

Thirsk has three primary schools and a secondary school, with well-regarded private schools, including Queen Mary's, Cundall Manor, Ampleforth, and Queen Ethelburga's, within a 20-mile radius.

## Disclaimer

We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

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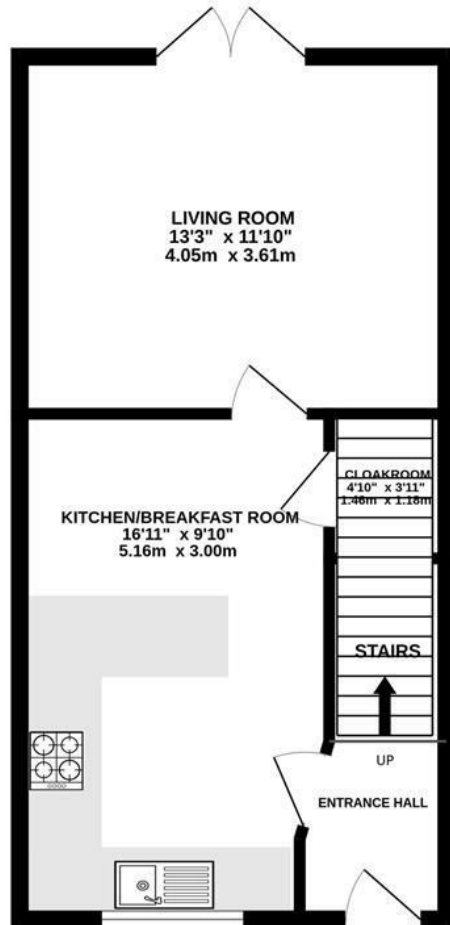




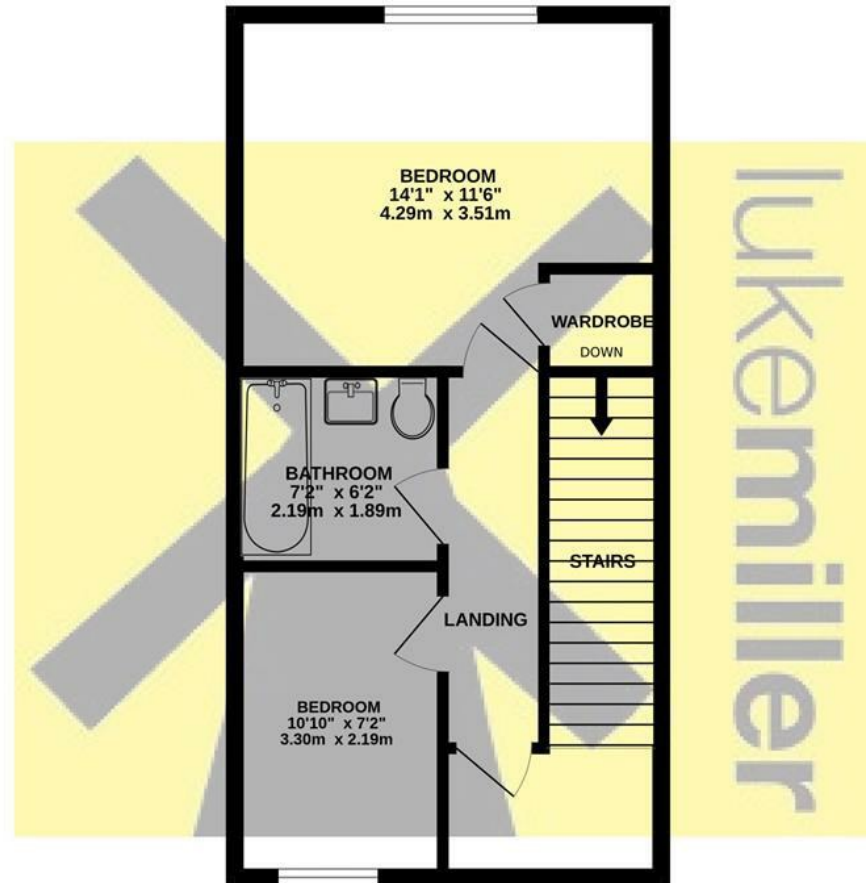




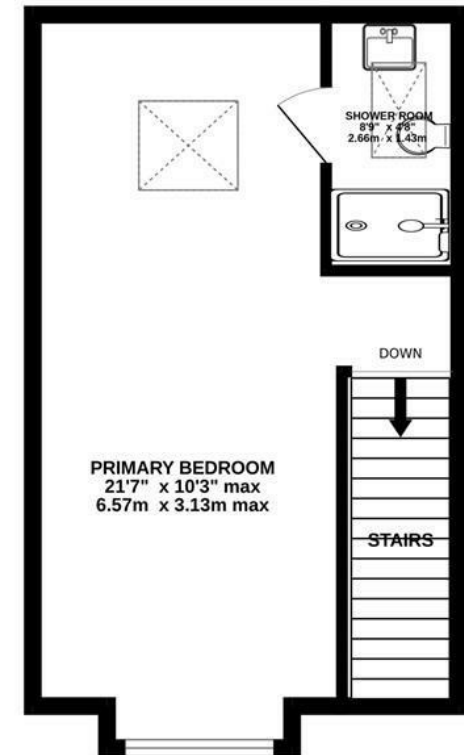
GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



2ND FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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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