



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

10 Poplar Crescent, Sowerby, Thirsk, North Yorkshire, YO7 3QA
Price Guide £515,000

A spacious family home offering generous accommodation across three floors. Featuring an open-plan kitchen/dining room, private gardens, and a detached double garage, this property is well suited to modern family living.



The Property

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The large reception hall provides access to the living room and dining kitchen, as well as a staircase leading to the first floor. The living room is of generous proportions, with patio doors opening onto the rear garden, creating an ideal space for entertaining. To the front elevation, there is an additional reception room with vaulted ceilings and multiple windows, allowing for ample natural light.

The contemporary kitchen/dining room is both stylish and functional, fitted with a range of base and wall units offering excellent storage, integrated appliances, and generous worktop space. With ample room for a dining table and chairs, this well-designed space benefits from windows on two elevations. Adjacent to the kitchen is a useful utility room and a cloakroom.

On the first floor, there are four well-proportioned bedrooms, including a spacious principal bedroom with an en-suite shower room featuring a double shower, WC, washbasin, and vanity storage. The family bathroom is also located on this floor, comprising a panel bath with shower over, WC, washbasin, and half-tiled walls.

The second floor offers a versatile room, ideal as the primary bedroom or a guest suite. With sloping roof lights allowing natural light to flood the space, this well-designed room comfortably accommodates an en-suite shower room and a separate storage area.

Externally, the property benefits from a well-maintained front garden with planted borders and a large driveway leading to a detached double garage. The driveway provides ample parking for multiple vehicles. The rear garden is designed for low maintenance, featuring a flagged patio and seating area, established planting, and a lawn as the centrepiece.

The detached double garage is equipped with two independently operated electric doors and an additional side entrance providing access to the garden.

Viewings are highly recommended.

Council: North Yorkshire

Tax Band: F

EPC: B

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0548-3092-7393-5323-7990>



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

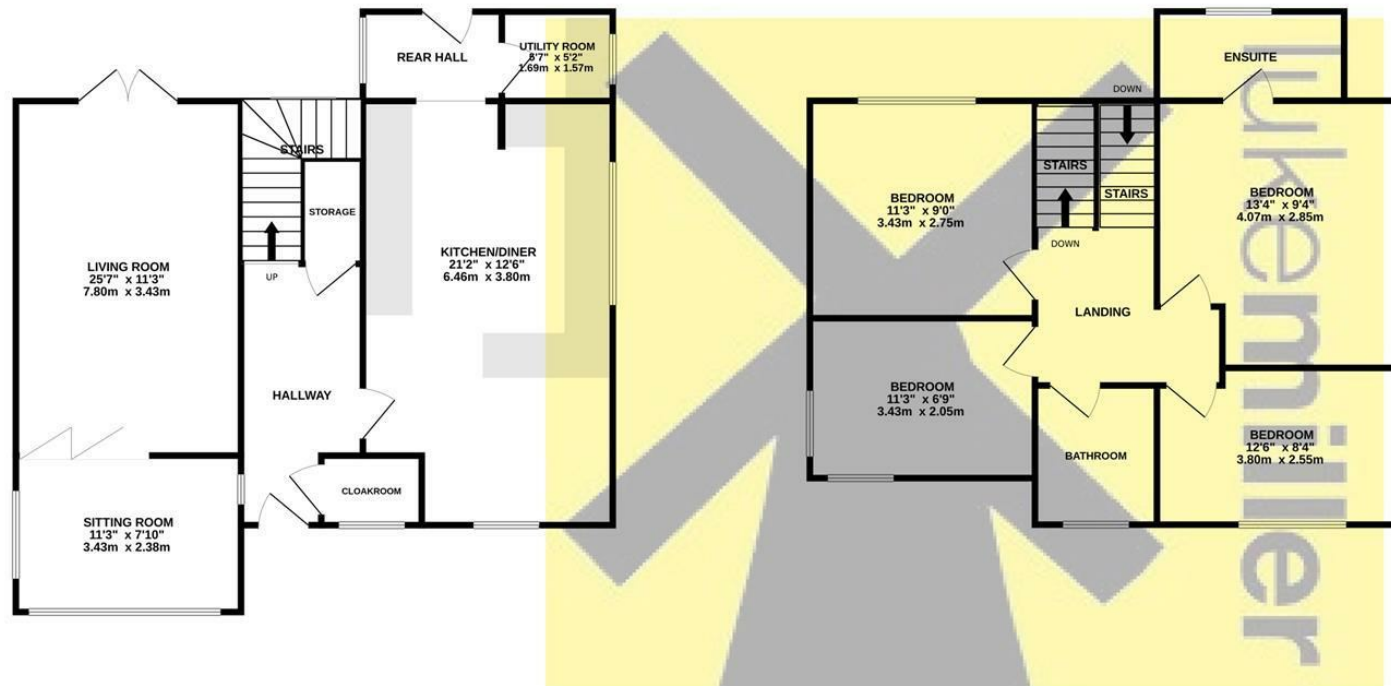
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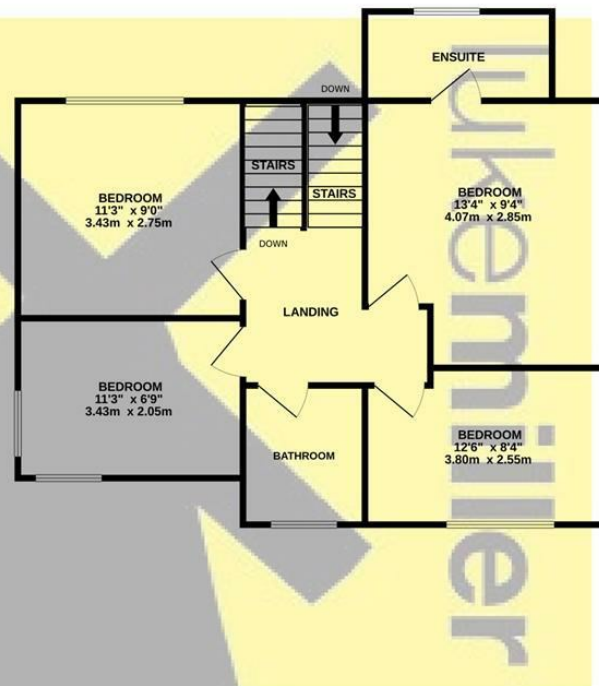




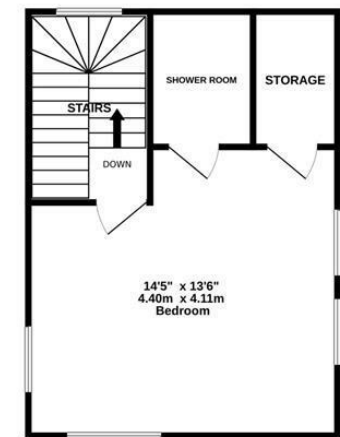
GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



2ND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 1709 sq.ft. (158.8 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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4 Finkle Street, Thirsk, North Yorkshire, YO7 1DA
t. 01845 525112 | e. sales@lukemiller.co.uk | www.lukemiller.co.uk
VAT Registration Number 545 660 42

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