



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



17 Queens Gardens, Thirsk, YO7 1NL
Price Guide £235,000

A superb opportunity to purchase this freshly updated home with spacious living areas, large gardens, and excellent potential to extend*(STP). Buyers ready to proceed should contact the office promptly.



The Property

On entry, there is access to the living room, cloakroom, and staircase leading to the first floor. The living room benefits from dual-aspect windows, allowing plenty of natural light, with an electric fire serving as the focal point. A storage cupboard is also present, along with a door leading to the dining kitchen.

The well-designed dining kitchen comfortably accommodates a table and chairs and is fitted with a modern range of base and wall units, integrated appliances, and generous countertop space. Additionally, there is a designated area with plumbing for a washing machine and space for a tumble dryer. With two storage cupboards and access to the rear garden, this kitchen serves as the central hub of the home.

The first floor features two well-appointed bedrooms, with the main bedroom benefiting from a full range of fitted wardrobes. The bathroom is thoughtfully designed, offering a four-piece suite comprising a bath, separate corner shower, WC, and a wash hand basin set within a vanity unit.

Externally, the gardens present excellent potential for families, keen gardeners, or those considering extending the property. With gardens to both the front and rear, as well as excellent off-street parking, this home will appeal to a wide range of buyers.

*STP

Subject to any planning and building permissions from the local council

The property is freehold

Council: North Yorkshire

Tax Band:

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/4635-8627-5400-0740-7292>

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

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.

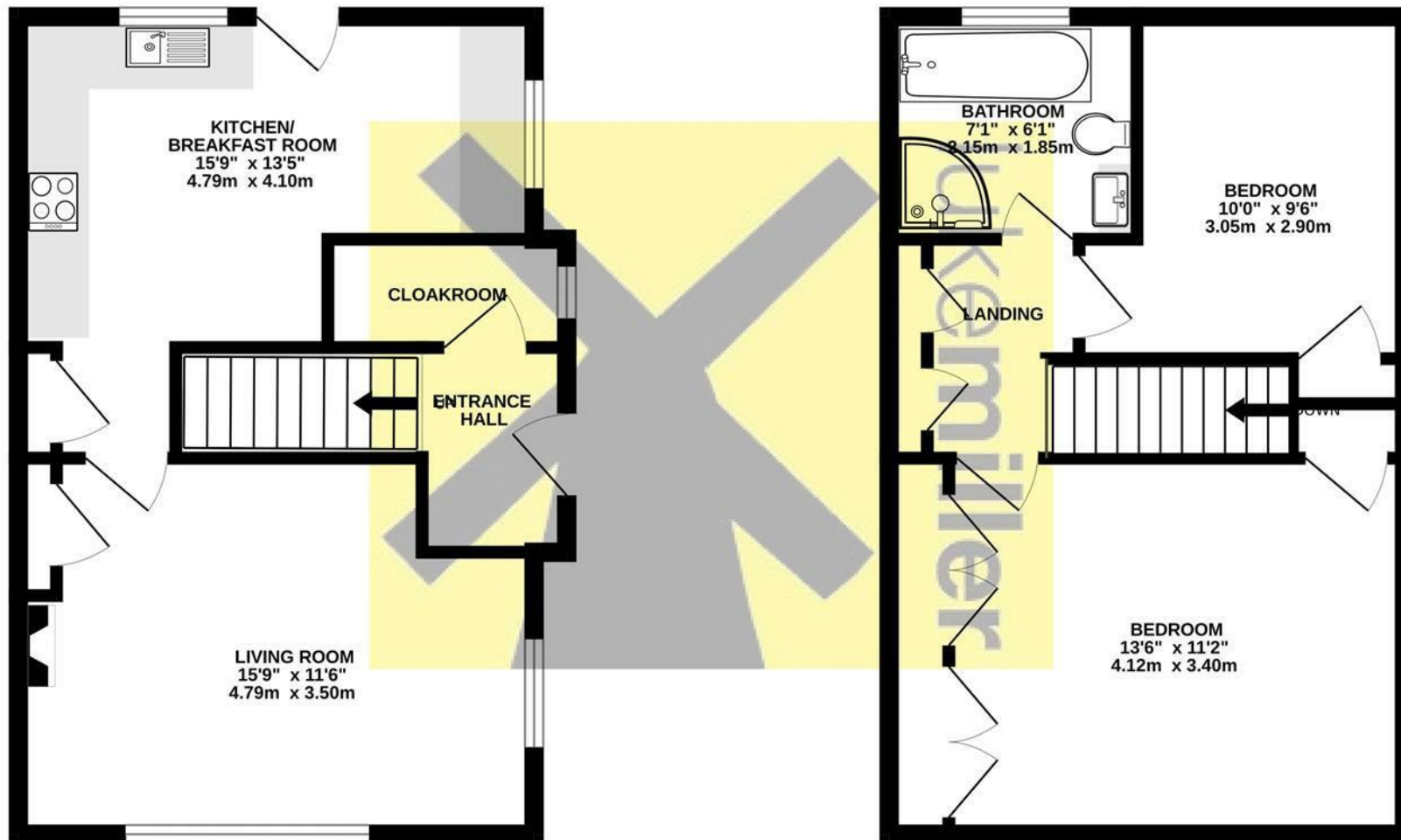
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GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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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