



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



1 Magnolia Way, Thirsk, YO7 3FU
Price Guide £269,950

A superb home offering generous living space, a large garden, and ample parking—perfect for first-time buyers, a second home, or those seeking low-maintenance living. Early viewing is highly recommended.



The Property

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On entry, the reception hall provides access to the living room, dining kitchen, cloakroom, and staircase to the first floor.

The spacious living room enjoys excellent views and access to the rear garden through double doors, complemented by a window to the rear elevation. A useful storage cupboard completes this space.

The contemporary kitchen has been thoughtfully upgraded, offering excellent storage, generous countertop space, and a range of fitted appliances. There is also ample room for a dining table and chairs.

The first floor comprises two well-appointed double bedrooms and a spacious single bedroom. The principal bedroom benefits from an en-suite shower room. The family bathroom features a panelled bath with shower, WC, and wash hand basin set on a pedestal, with a tiled surround.

Externally, the vendors have enhanced the outdoor space with an elevated decked seating area and an extended patio, creating multiple seating options. The garden retains a lawned section with walled and fenced boundaries.

To the front elevation, there is designated off road parking for two vehicles.

Important Information:

The property is freehold
Council: North Yorkshire
Tax Band: C
EPC: B
EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0370-3687-7080-2629-6221>

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

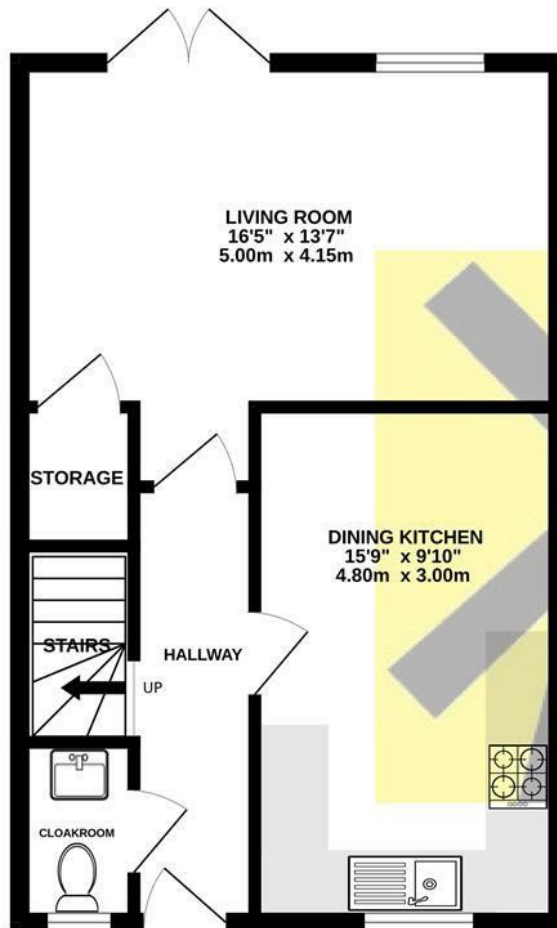
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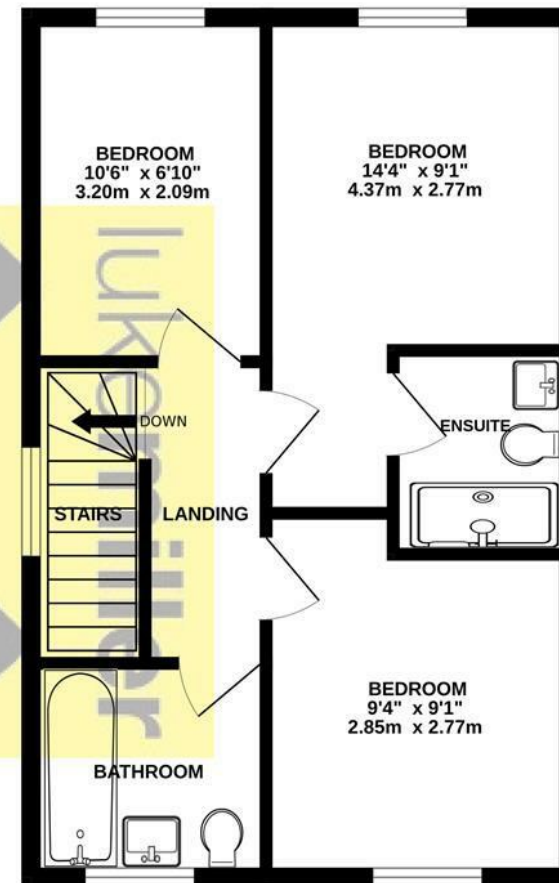




GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 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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