



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



33B Back Lane, Thirsk, YO7 1JT

Price Guide Price Range £285,000

A well-proportioned property arranged over three levels, offering excellent living space and generously sized bedrooms. Complemented by manageable gardens, ample parking, and a garage, this home presents a superb opportunity. Viewing is highly recommended.



The Property

On entry to the home, there is a reception area leading to the living room and a staircase to the first-floor accommodation. The living room features oak flooring and an elevated living flame gas fire as a focal point. A window to the front elevation provides natural light, while an under-stair storage cupboard offers additional practicality. A door leads through to the dining kitchen.

Adjacent to the living room, the dining kitchen is an excellent size and can easily accommodate a sizable dining table and chairs. The fitted kitchen provides superb storage, granite work surfaces, and a range of integrated appliances. There is also a door leading to the rear garden and a window overlooking the rear elevation.

Completing the ground floor is a cloakroom, accessed from the dining area.

On the first floor, there are two sizable bedrooms and a bathroom comprising a panelled bath with shower, WC, and washbasin. The bathroom features a tiled surround and a window to the side elevation.

The second floor houses the principal bedroom, which offers generous floor space and two Velux windows allowing ample natural light. The en-suite shower room includes a step-in shower cubicle, WC, and washbasin, finished with a tiled surround and complemented by a Velux window.

Externally, the front requires little maintenance, enclosed by a low brick wall with a wrought iron gate for entry. The rear garden is designed for ease of upkeep, featuring both flagged and decked areas, though this can be reverted to lawn if desired.

For parking, there is a shared driveway serving this property and two neighbouring homes on Front Street. Additionally, the property benefits from a garage, positioned as the right-hand semi in a block of two. There is further parking in front of the garage and to the side. The garage is accessed via an up-and-over door and also features a side door for convenience.

The property is freehold
Council: North Yorkshire
Tax Band:
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

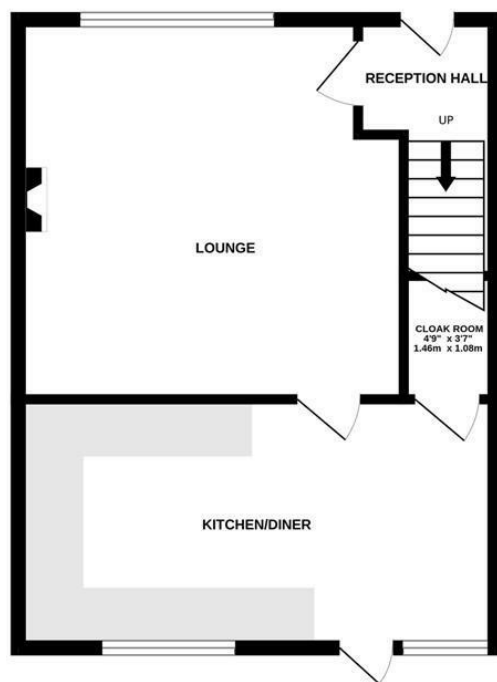
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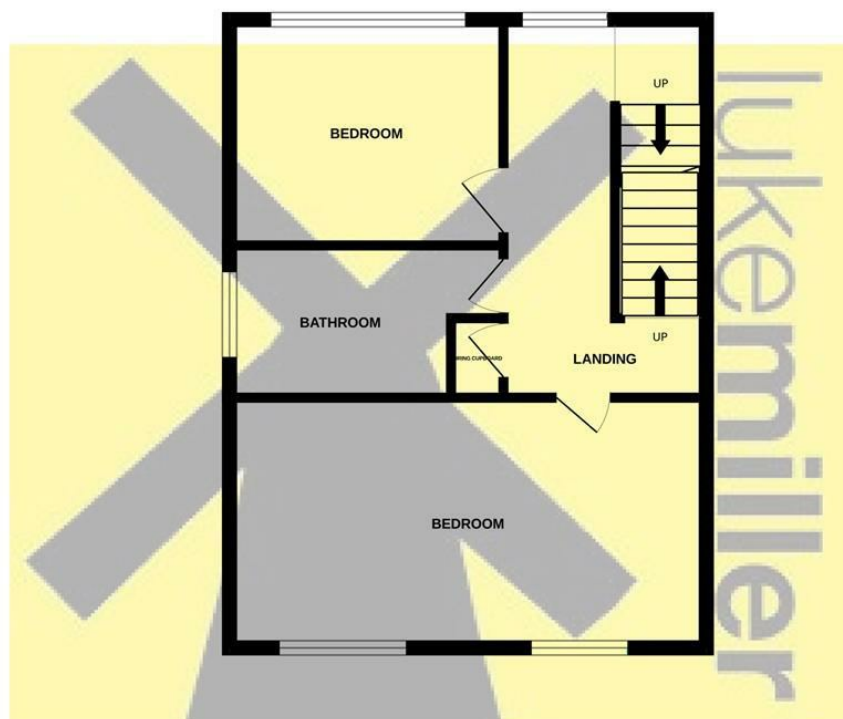




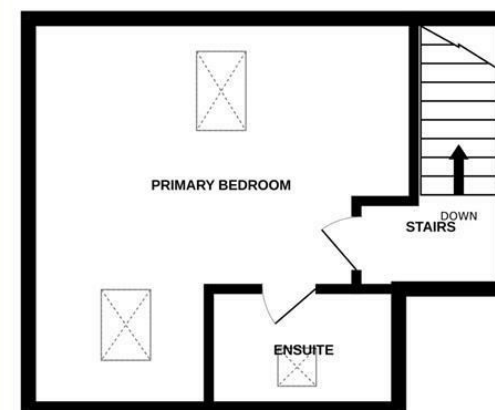
GROUND FLOOR



1ST FLOOR



2ND FLOOR



BACK LANE SOWERBY

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