



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

24 Swan Way, Sowerby, North Yorkshire, YO7 3SN
Price Guide £410,000

A beautifully presented family home situated in a quiet location, occupying a fantastic plot with pleasant views over a small green area and neighbouring gardens, free from any further new build developments. VIEWINGS ARE ESSENTIAL

- Spacious hallway with access to all main rooms and utility
- Bright, beautifully presented living room with large front window
- Large dining kitchen ideal for entertaining and family use
- Four double bedrooms, primary with en-suite shower
- Well-designed west-facing gardens with seating and lawn
- Outdoor entertainment area with bar and seating



The Property

A welcoming and large hallway provides access to the beautifully presented living room, dining kitchen, utility room, and garage. The living room features a large window to the front elevation, flooding the space with natural light. The dining kitchen offers ample space for entertaining and is currently used by the vendors as a living kitchen, making it a true hub of the home.

There is also a large boot room/utility with necessary plumbing and base and wall units, providing plenty of practical storage and workspace. A cloakroom completes the ground floor.

On the first floor, you'll find four double bedrooms, including a primary bedroom and second bedrooms with an en-suite shower room. The family bathroom is accessed via the landing and comprises a panel bath with shower, WC, and wash hand basin, all finished with a tiled surround.

Externally, the gardens have been thoughtfully designed with several seating areas to enjoy the west-facing aspect of the rear garden. There is also a lawn garden, established flowering beds, and herbaceous borders. Throughout the property, the vendors have added personal touches including an outside entertainment area with a bar (currently unstocked) and additional seating areas — perfect for socialising and relaxing.

Important Information

The property is Freehold

Council: North Yorkshire

Tax Band:

EPC: B

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2588-2057-7314-5513-4950>

Please note that the garage has been reduced in overall length for the creation of the utility room.

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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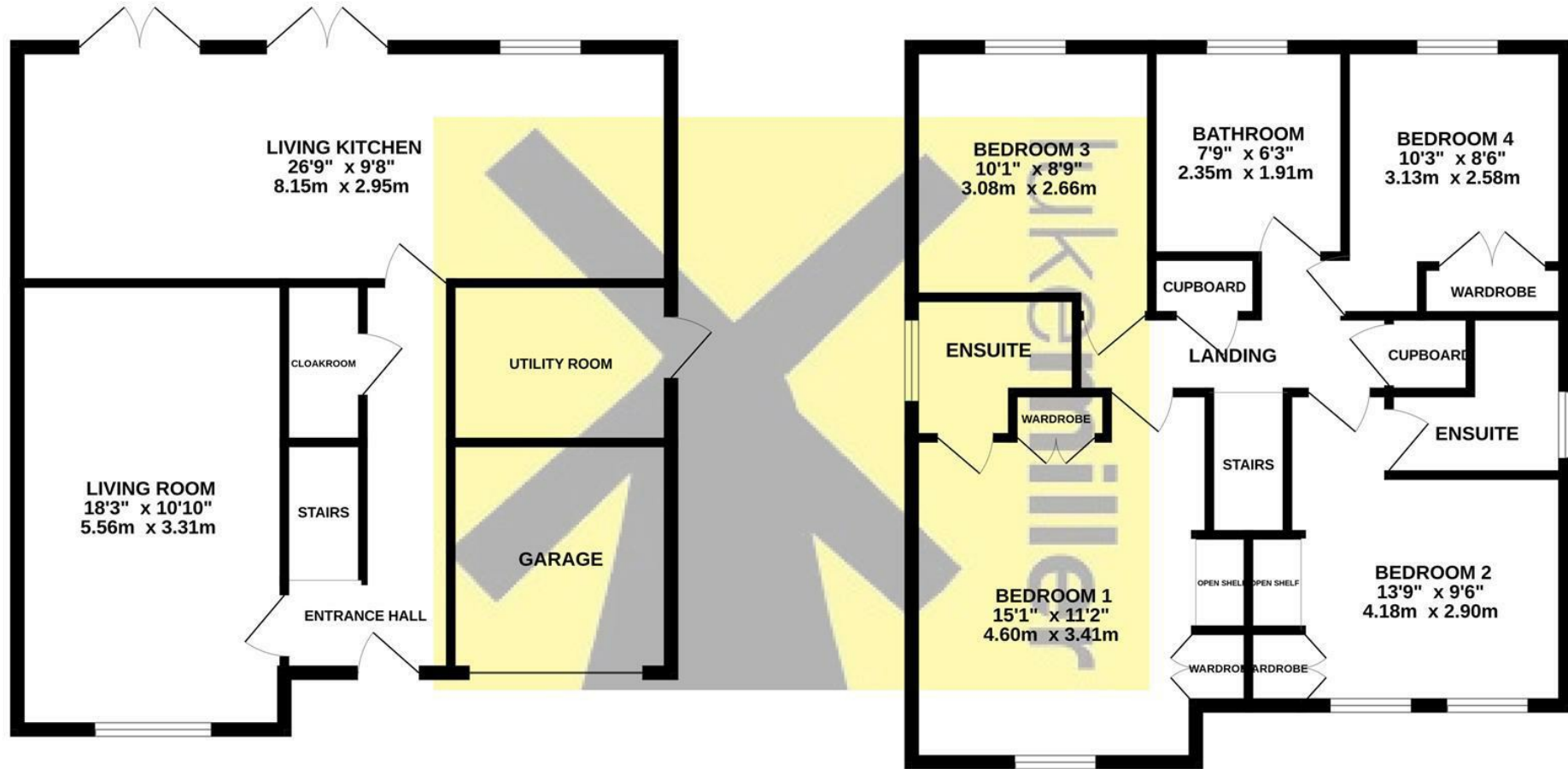
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GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.

1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 1454 sq.ft. (135.1 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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