



**Luke Miller & Associates**  
ESTATE AGENTS LETTINGS AGENTS FINANCE

**28 Apple Tree Road, Sowerby, Thirsk, YO7 3SW**  
**£410,000**



Stylish, spacious, and perfectly designed for modern family living—this beautifully upgraded four-bedroom home offers exceptional interior space, contemporary finishes, and landscaped gardens perfect for year-round entertaining.



- Stylish Internal Decoration
- Spacious Bedrooms
- Two Bathrooms & Downstairs WC
- Superb Openplan Kitchen
- Direct Fibre Broadband
- Dual Hive Heating
- Attic Boarded Out





## The Property

Stylish, spacious, and perfectly designed for modern family living—this beautifully upgraded four-bedroom home offers exceptional interior space, contemporary finishes, and landscaped gardens perfect for year-round entertaining.

Step inside to a bright and welcoming entrance hall, giving access to the spacious lounge, sleek cloakroom, and the heart of the home: an impressive open-plan dining kitchen. Positioned at the rear of the property and flooded with natural light, the kitchen has been thoughtfully enhanced with high-quality fittings, integrated appliances, and extensive work surfaces. French doors open directly onto the garden, seamlessly blending indoor and outdoor living—ideal for entertaining or relaxed family time.

The main living room is positioned to the front and enjoys generous proportions, modern décor, and a large picture window. It's a warm, stylish space for evenings in or hosting guests.

Upstairs, you'll find four well-proportioned bedrooms, each beautifully presented and offering flexibility for growing families or those working from home. The principal bedroom features its own en-suite shower room, while the main family bathroom is finished with contemporary tiling and includes a bath with shower over, glass screen, WC, and pedestal basin.

Externally, the rear garden has been landscaped to offer multiple areas to enjoy. A standout feature is the large covered seating area, by separate negotiations, that flows directly from the kitchen—perfect for year-round use.

To the front, the home offers a double-width driveway providing ample off-street parking along with a single garage for further storage or secure parking. In total, 4 parking spaces.





## Important Information

The property is Freehold

Council: North Yorkshire

Tax Band: E

EPC: B

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0363-3827-7129-9791-6971>

## 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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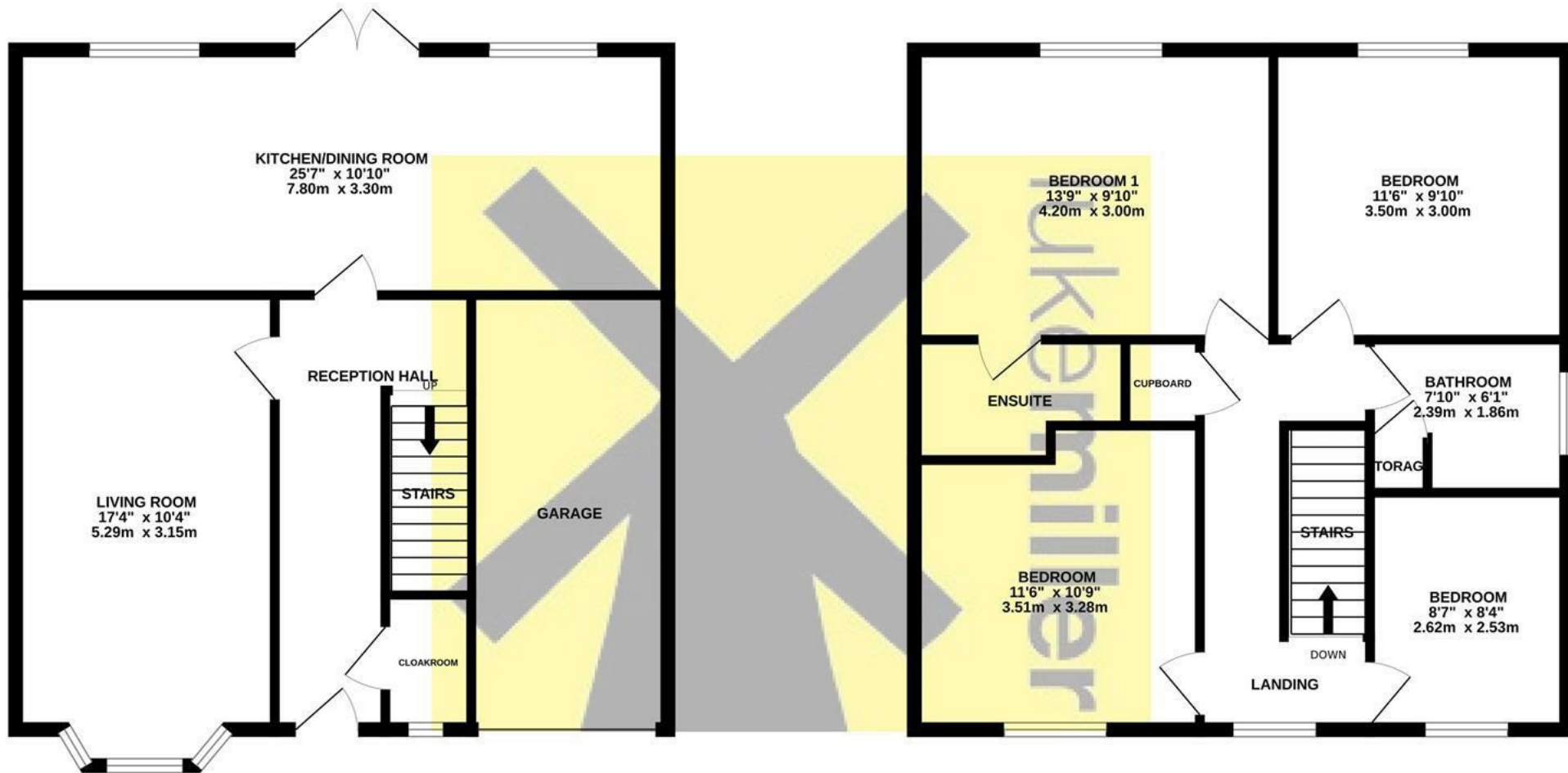






GROUND FLOOR  
714 sq.ft. (66.3 sq.m.) approx.

1ST FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 1419 sq.ft. (131.8 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](mailto:sales@lukemiller.co.uk) | [www.lukemiller.co.uk](http://www.lukemiller.co.uk)

VAT Registration Number 545 660 42

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