



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



33 Admirals Court, Thirsk, YO7 1RS
Guide Price £399,950

Set within its own private gardens, this extended family home offers a delightful balance of living space, bedrooms and also flexibility for those seeking a long-term adaptable home. Close to the town centre, primary and secondary schools, this property should not be overlooked with viewings by appointment please.

- Perfect location close to schools and town centre
- Potential of 4 or 5 bedrooms if required
- Large and private gardens

- Spacious and flexible accommodation on the ground floor
- Scope to extend *STP
- Double Garage



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.

The market town of Thirsk

Thirsk is ideally placed for those who enjoy country pursuits and together with a popular racecourse, excellent golfing facilities and myriad opportunities for individual and team sports, it offers a charming environment in which to live. It is situated in the heart of 'Herriot Country', between the Yorkshire Dales and the North Yorkshire Moors National Parks.

The thriving market town of Thirsk is conveniently located for easy access by road to:

The Spa town of Harrogate (22 miles)

Historic York (21 Miles)

Leeds (30 Miles) and

Teesside (23 Miles)

Thirsk has the following excellent rail connections:

TransPennine Express to York, Leeds and Manchester

and the Grand Central Train line giving direct access to

London Kings Cross in under 2 ½ hours.

The excellent road and rail connections, together with Durham and Tees Valley Airport (25 miles) and Leeds/Bradford Airport (35 miles), make Thirsk an ideal location for those wishing to enjoy the country life but retain superb access to the remainder of the UK and indeed internationally.

There are three primary schools and a secondary school in Thirsk. Additionally, within a 20-mile radius, well respected private schools include Queen Mary's, Cundall Manor, Ampleforth and Queen Ethelburga's.

Property Description

On entry, the large and welcoming reception hall allows access to all of the ground floor accommodation. There is also a staircase to the first floor and access to the loft area, above the garage, which offers huge scope for further expansion, if required and subject to local planning permission. Having a door to the double garage is ideal for ease of access into the

home.

The living room is set to the rear elevation of the home and has two large windows taking in views of the gardens and also allowing ample natural light in. Adjoining the living room, accessed via the hall, the kitchen is fitted with a contemporary base and wall units which offer ample storage, a host of fitted appliances and also a window and door to the side of the home leading to the gardens.

There is also a formal dining room, which may serve as a bedroom in later years if required as the main bathroom is adjoining. Furthermore, there is a snug/office which is located at the front elevation of the home and completing the ground floor is the modern bathroom which comprises a bath with shower over, w.c, wash hand basin sink, tiled surround and a window.

The first-floor landing accesses three bedrooms and also the cloakroom but there is a superior amount of storage available with fitted cupboards or under the eaves, all easily accessible. Two of the bedrooms are very comfortable double rooms and the third is a comfortable single. On the landing, there is a cloakroom. The main bedroom design would accommodate an ensuite, should this be a requirement.

External Gardens

It is rare to have such large gardens in this development and they have been maintained to a high level with a range of well-stocked borders and also large lawn areas. There is also an area designated for fruit and vegetables and also a very quiet and private seating area. The gardens do also enjoy a south / southwest aspect.

Important Information

The property is Freehold

Council: North Yorkshire

Council Tax: D

EPC: TBC

EPC Link: TBC

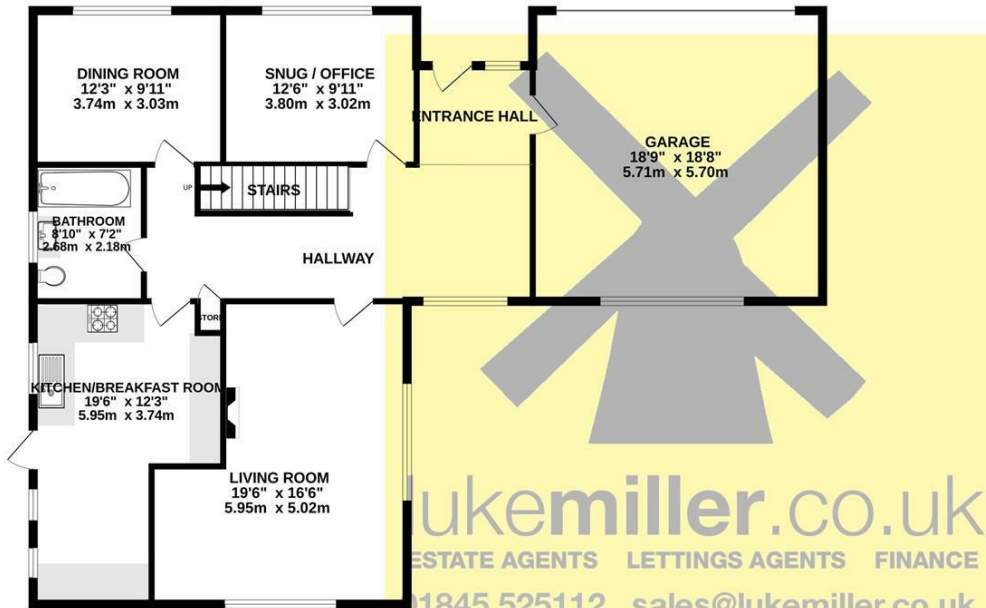
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GROUND FLOOR
1395 sq.ft. (129.6 sq.m.) approx.



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



TOTAL FLOOR AREA : 2141 sq.ft. (198.9 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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