



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



**De Mowbray House Front Street, Thirsk, YO7 1JN**  
**Guide Price £185,000**

Located on the much sought after Front Street of Sowerby, has been brought to the open market with viewings essential. This particular apartment offers excellent design and floor space and is situated on the first floor. Only one of six in the main building, this home may be ideal for those wishing to down size or look for a second home in the North Yorkshire area. Call Luke Miller & Associates for full details.



### **The Property**

Entry to the home is through the communal entrance which offers the original tessellated flooring and the original beautiful staircase leading to four of the six apartments within the main house.

Entry to the home is through an oak door which leads into the homes reception hall. There is access to the Lounge, Kitchen, bedrooms and bathroom . There is also a very useful large cupboard which is utilised as a utility area.

The living room is very generous in size and has a sash window to the front aspect and also side elevation with views towards Sutton Bank and also the tree lined Front Street. With high ceilings, television point, telephone point, video entry system and central heating radiators, there is also a large oak framed internal window to the hall which maximises the use of natural light. Furthermore, there is ample space for a dining table and chairs.

The kitchen, which is open plan to the Dining Lounge, enjoys integrated equipment which includes a fridge, dishwasher, oven with electric hob, microwave oven, canopy extractor hood, granite work surfaces and up stands, Frankie sink with a single mixer tap. under counter lighting and there is also a window to the side aspect.

The primary bedroom has double glazed sash windows to two elevations, central heating radiator, telephone point and a television point. There is also access to the ensuite shower room which comprises of a step in shower cubicle, low flush w.c., vessel sink with a cupboard, towel radiator, extractor fan, recessed lighting and a travertine marble surround. Bedroom two is currently utilised as an office / craft room and has a double glazed sash window and also a central heating radiator.

Completing the apartment is the extremely well presented bathroom which has a large bath with glass shower screen, shower, wall hung w.c., pedestal sink, towel radiator, extractor fan, recessed lighting, travertine marble surround and also a bespoke oak recessed cabinet.

Store Room ( 2.5m max x 1.5m max )

There is a useful storage room in the cellar of De Mowbray House which each of the six apartments have access to. Each unit is individually locked.

### **Communal Gardens**

De Mowbray House has the addition of an outside area which owners can utilise. There is a lawn garden to the front with a patio area. To the rear of the home there is the parking area and a rear entrance to the building.

### **Parking**

This apartment has one designated parking space. De Mowbray House also has visitor parking available.

We have been informed that all of the apartment owners own the freehold to the building and they appoint a management company to maintain the communal areas and grounds. This is to demonstrate that the owners are in complete control and the management company work, under instruction, for the freeholders.

Council: North Yorkshire

Tax Band: C

EPC: C

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0259-2817-7041-9003-9651>

### **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.

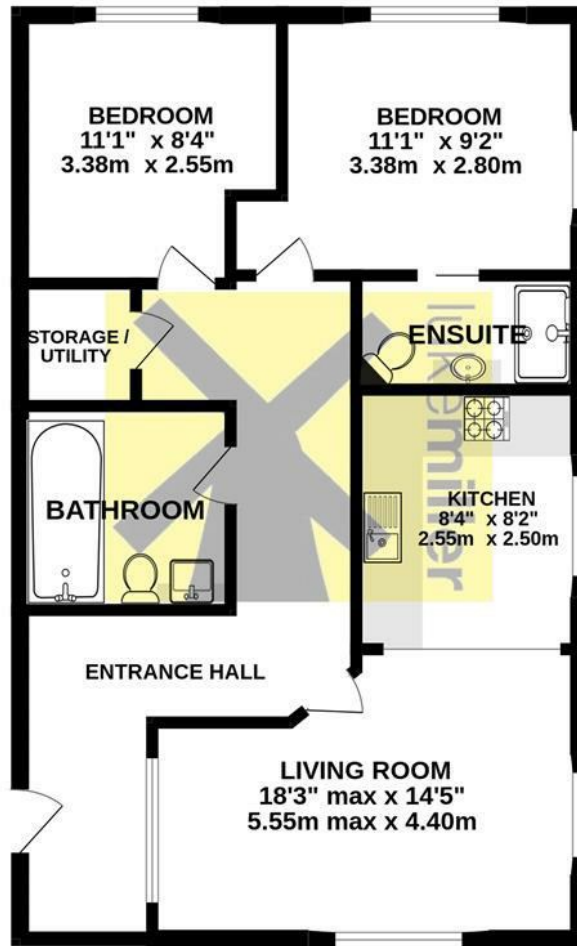
### **Disclaimer**

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GROUND FLOOR



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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