

# HUNTERS<sup>®</sup>

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## Front Street

Sowerby, Thirsk, YO7 1JB

Asking Price £255,000



Council Tax: C





# School House Front Street

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Asking Price £255,000



A rare opportunity to purchase this attractive and unique three bedroom house in the popular and sought after area of Sowerby. Briefly comprising; Dining room and kitchen to entry level, the living room, bedrooms and house bathroom are set over the upper floors. Externally there is a well maintained lawned garden to the front with mature shrubs and attractive flower borders. Driveway parking with single garage. To the rear the property looks towards Sowerby Flatts and countryside beyond, with direct access to Footpaths connecting to Thirsk center. Viewing essential to fully appreciate the accommodation on offer.

## Kitchen

10'2" x 10'0" (3.11m x 3.07m )

Fitted with a range of wall and floor mounted units with matching work-surfaces. Stainless steel sink and drainer unit, single electric oven and four ring gas hob with extractor over. Space and plumbing for washing machine, fridge and freezer. Door and window to front garden. Central heating radiator.

## Dining Room

11'6" x 9'1" (3.52m x 2.78m )

With two windows and part glazed wooden entrance door, the room enjoys a pleasant outlook to the garden and Front Street. Door off to kitchen and stairs to first floor level. Central heating radiator.

## First Floor

### Landing

Doors and window to rear aspect. Stairs to second floor level.

## Living Room

13'1" x 10'1" (3.99m x 3.09m )

With windows looking towards Sowerby Flatts and open views beyond towards the Hambleton Hills. Gas fire on marble hearth and matching mantle. Central heating radiator.

## Bedroom Three

10'6" x 8'10" (3.21m x 2.71m )

With range of built-in wardrobes, window to rear aspect and central heating radiator.

## Second Floor

### Landing

Galleried style landing with doors off to bedrooms and bathroom.

### Bedroom One

10'4" x 10'0" (3.17m x 3.05m )

With window to front aspect, built-in store cupboard with access in to eaves space and central heating radiator.

### Bedroom Two

9'11" x 10'0" (3.03m x 3.07m )

With window to front aspect, built-in store cupboard with access in to eaves space and central heating radiator.

## Bathroom

Fitted with a white suite comprising; wash hand basin, low flush WC and panelled bath with shower and glass screen over. Velux window and central heating radiator.

### Externally

The property boasts an attractive garden to the front. Laid to lawn with a carefully planted border and mature shrubs. A pleasant space to sit and enjoy the afternoon sun.

To the rear the property looks towards Sowerby Flatts and countryside beyond, there is also direct access to Footpaths connecting to Thirsk center.

### Parking

Driveway parking to the front of the garage for one car.

### Garage

Single garage with up and over door.



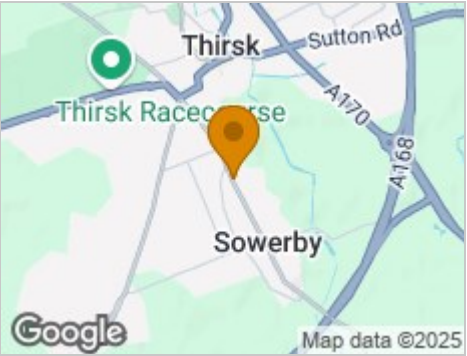
Road Map



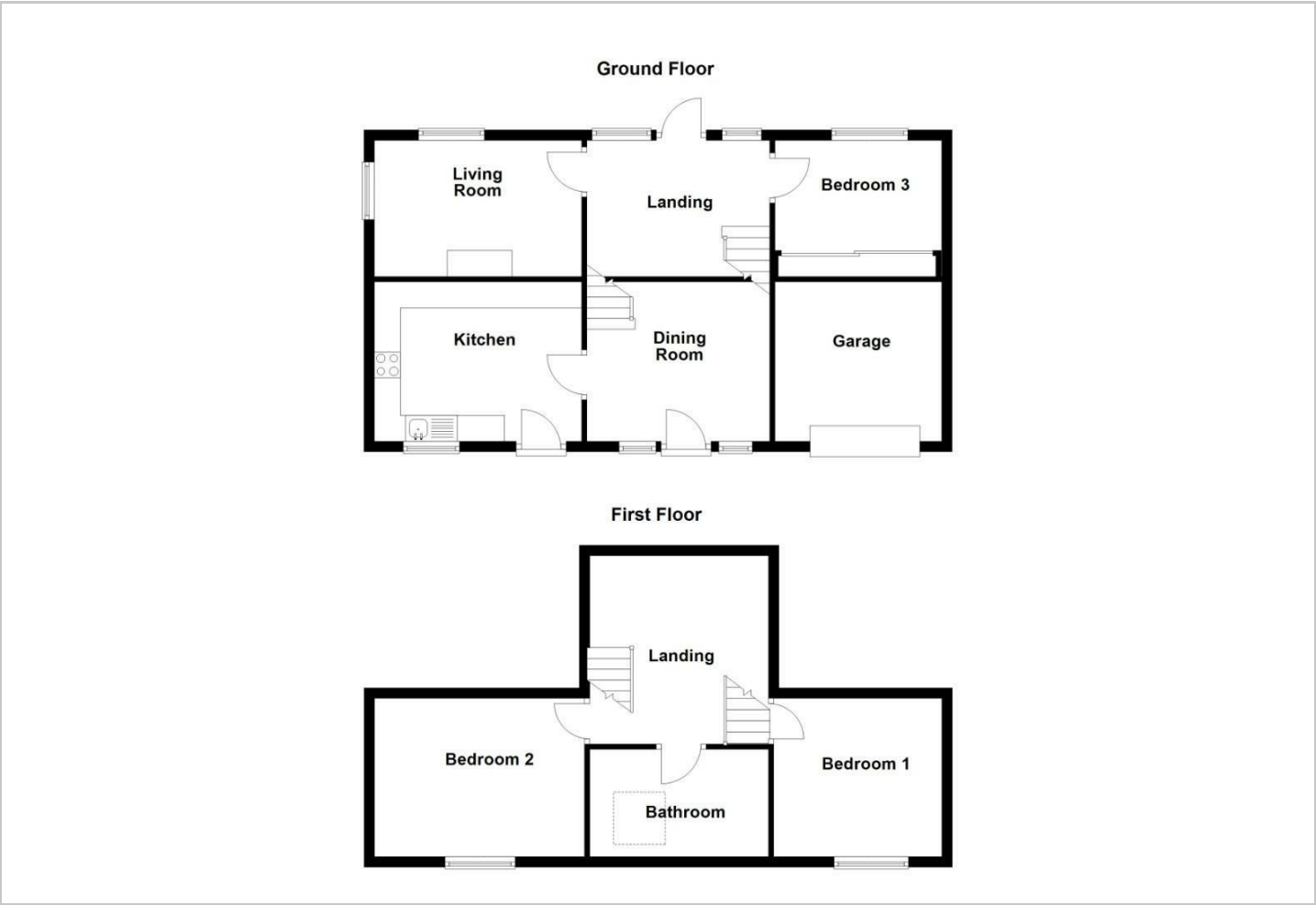
Hybrid Map



Terrain Map



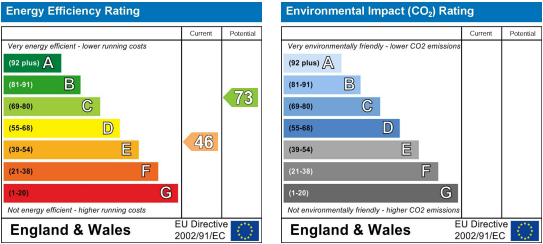
Floor Plan



Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.