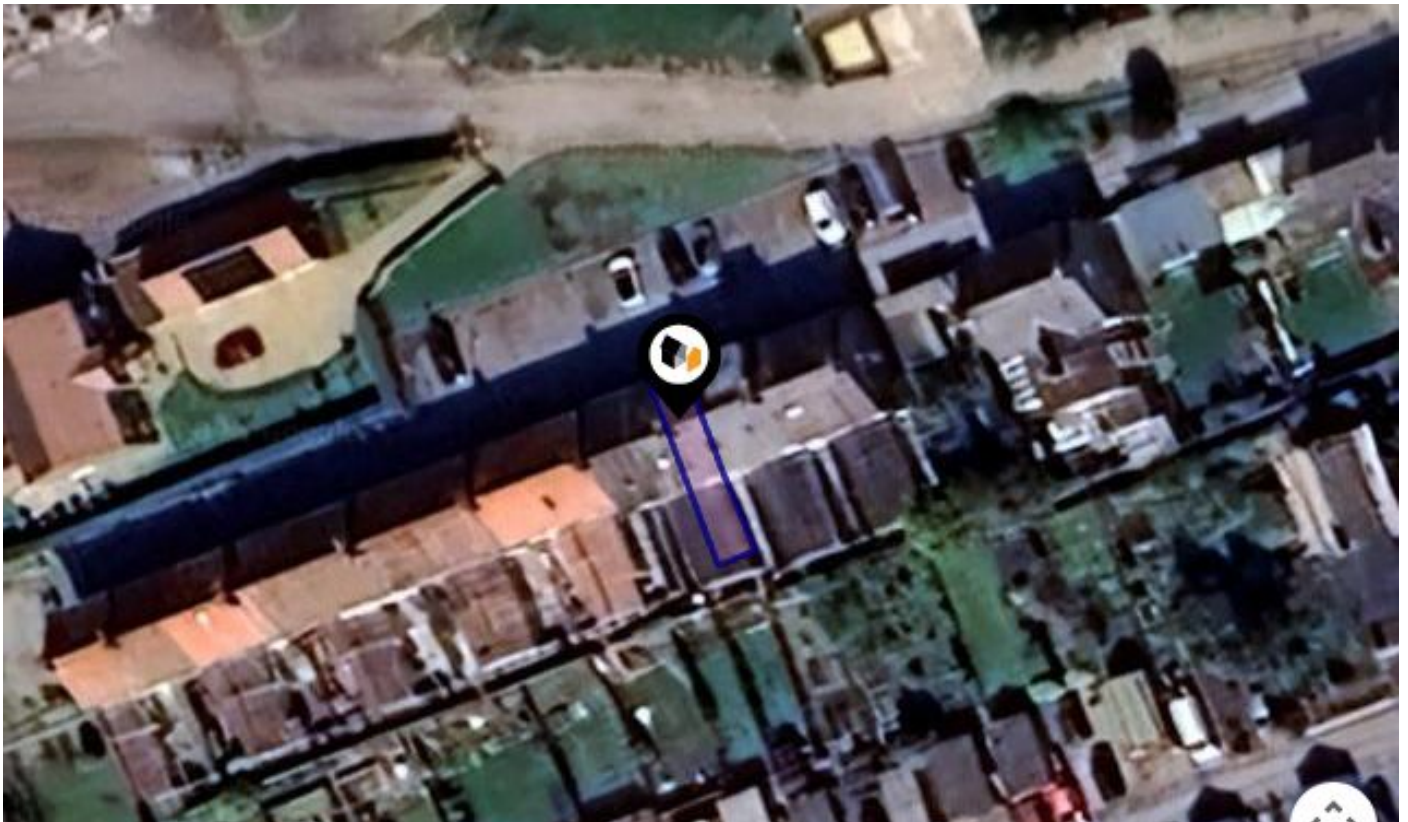


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 15th April 2025



MELBOURNE PLACE, SOWERBY, THIRSK, YO7

Labram Holmes

Marlowe Innovation Centre, Marlowe Way, Ramsgate, England, CT12 6FA

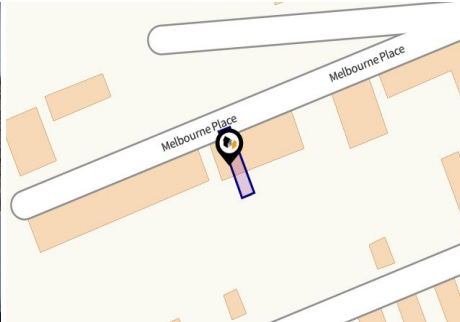
01304 403168

christian@labramholmes.co.uk

www.labramholmes.co.uk



Property Overview



Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,140 ft ² / 106 m ²		
Plot Area:	0.01 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,881		
Title Number:	NYK104568		

Local Area

Local Authority:	North yorkshire
Conservation Area:	Thirsk and Sowerby
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16	80	8000
mb/s	mb/s	mb/s

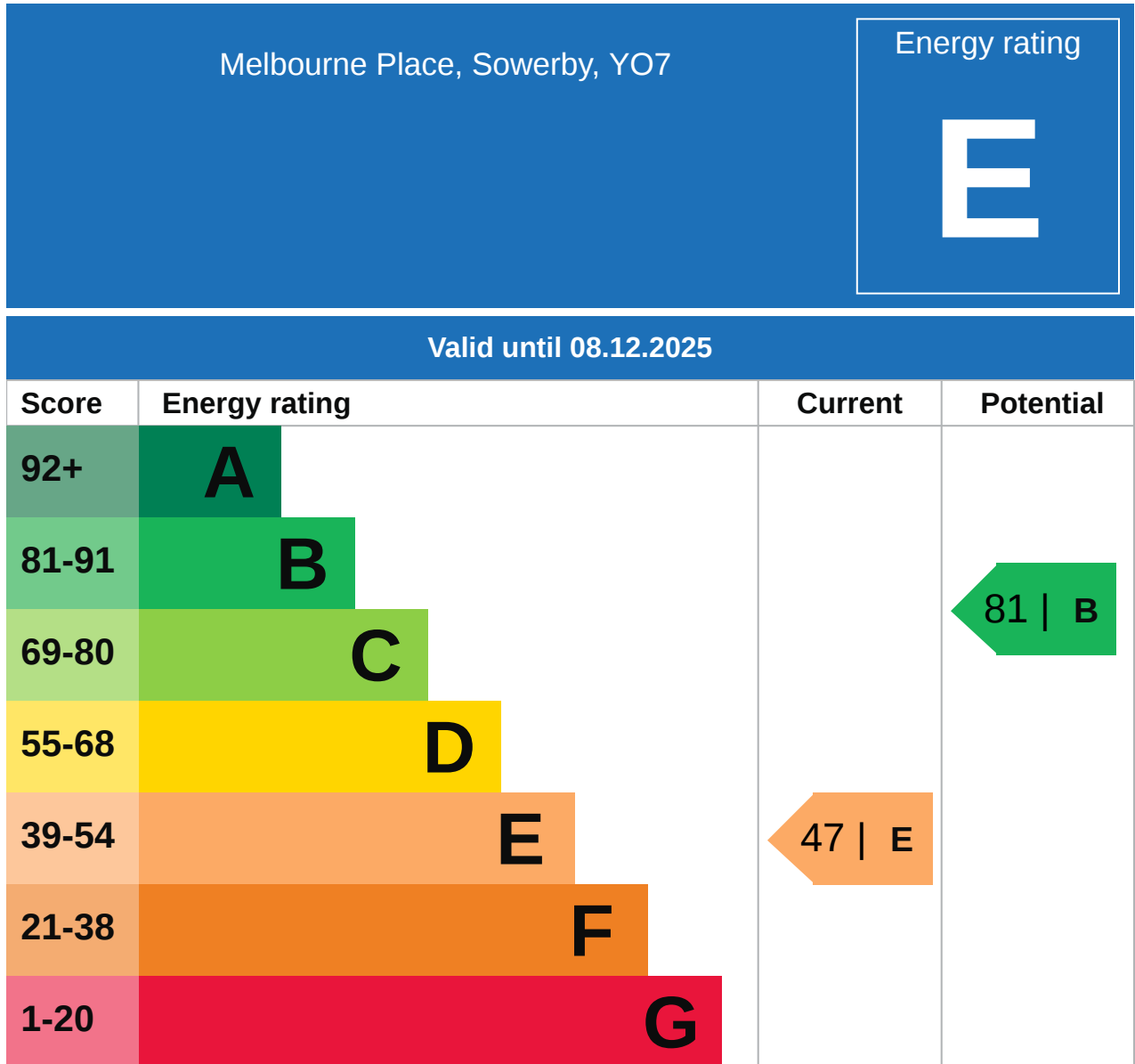
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property
EPC - Certificate



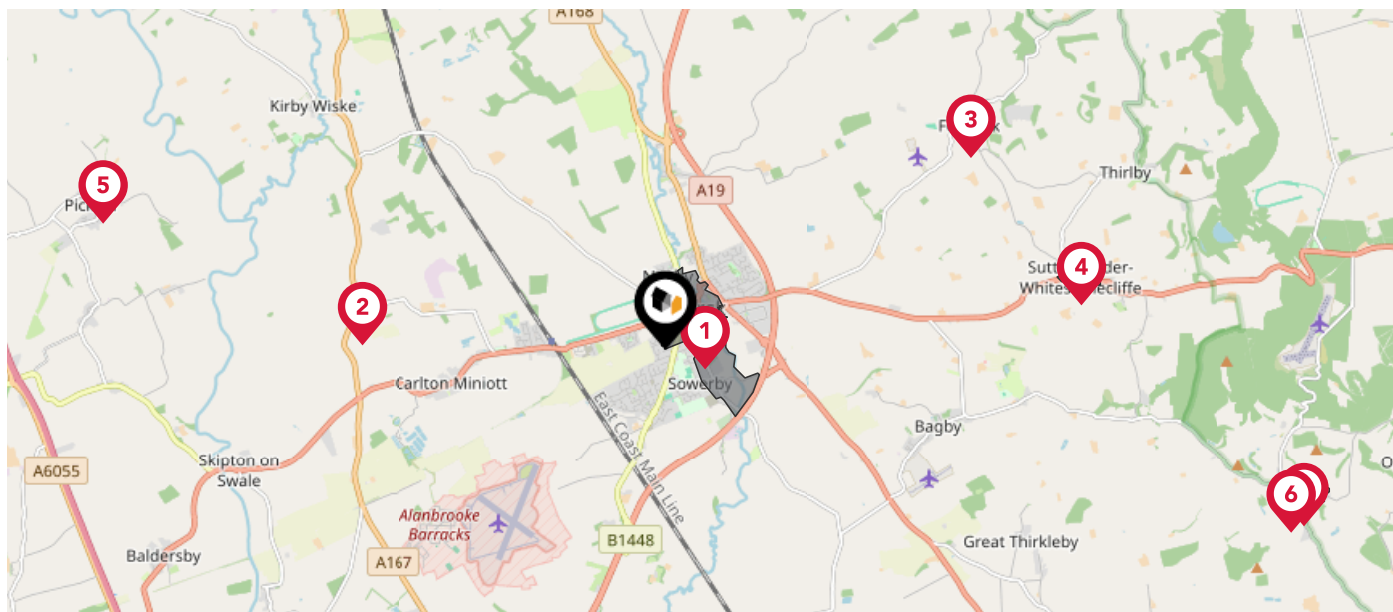
Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in 29% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	106 m ²

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Thirsk and Sowerby



Sandhutton



Felixkirk



Sutton-under-Whitstonecliffe



Pickhill



Kilburn

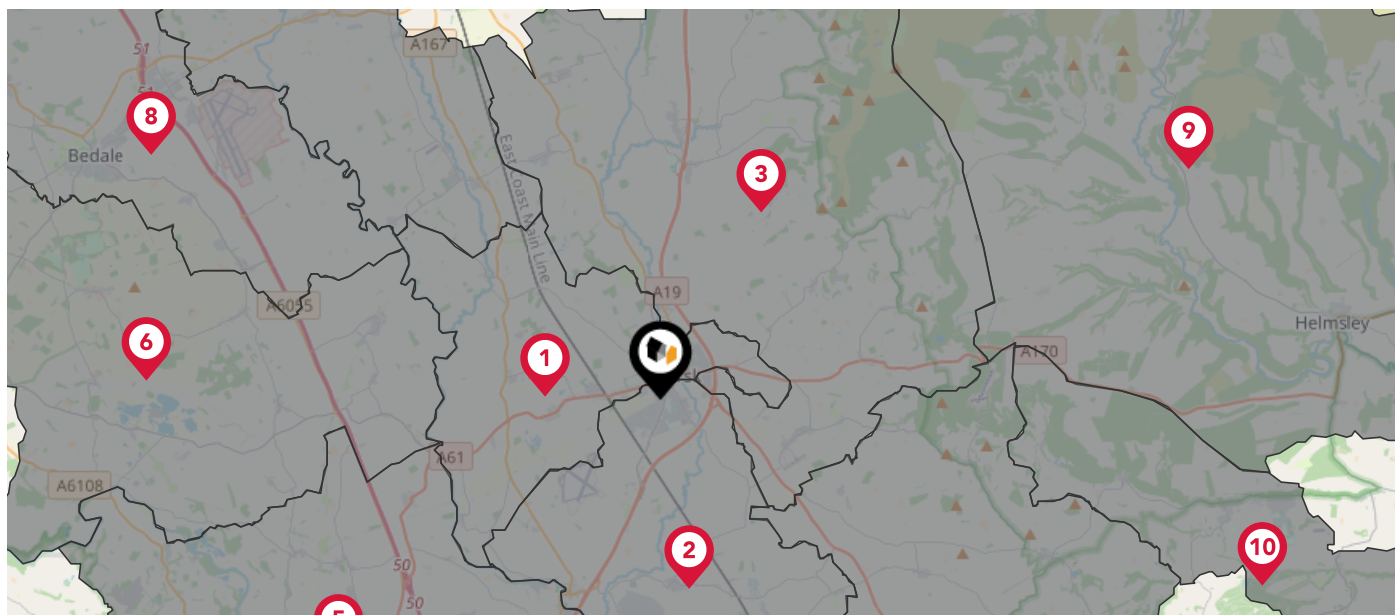


High and Low Kilburn

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Thirsk Ward



Sowerby & Topcliffe Ward



Bagby & Thorntons Ward



Raskelf & White Horse Ward



Wathvale Ward



Tanfield Ward



Morton-on-Swale Ward



Bedale Ward



Helmsley Ward

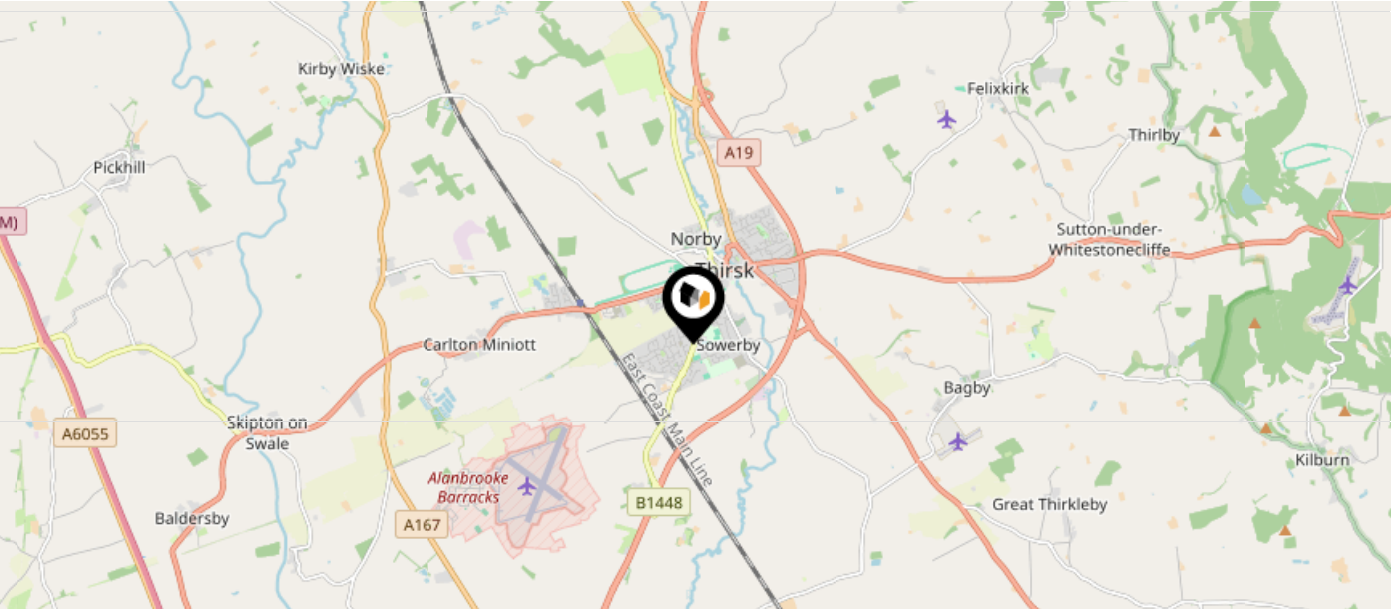


Ampleforth Ward

Maps

Green Belt

This map displays nearby areas that have been designated as Green Belt...



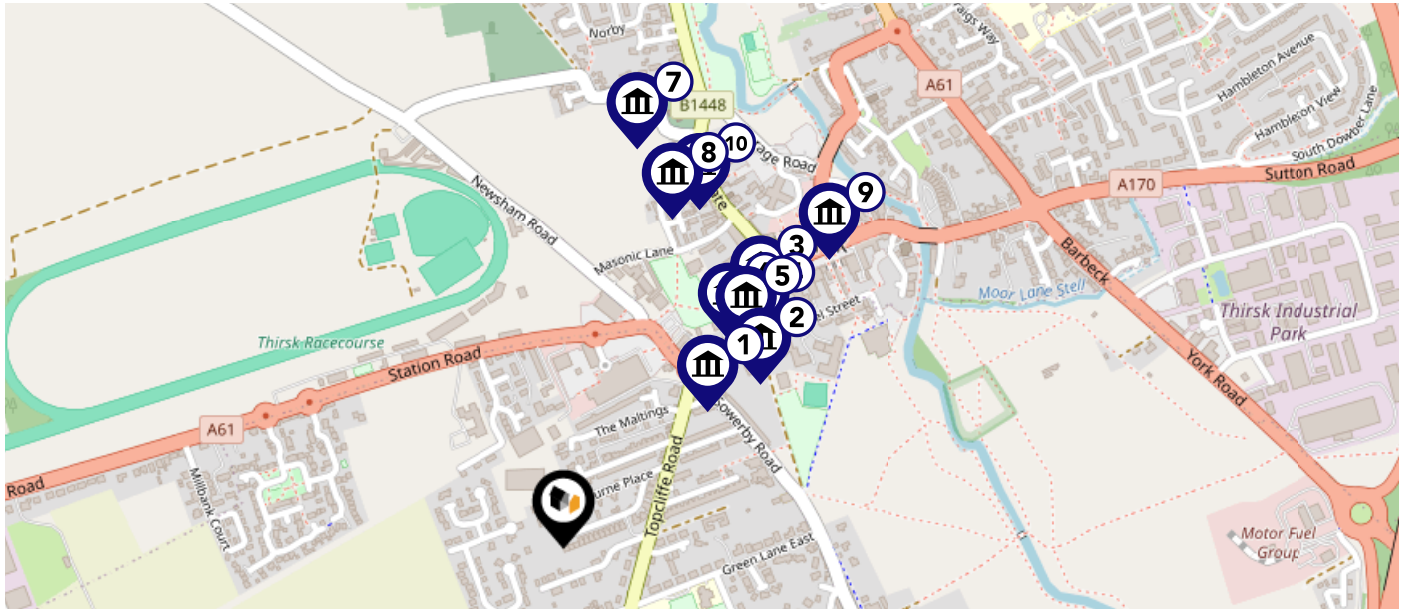
Nearby Green Belt Land











No data available.

Maps

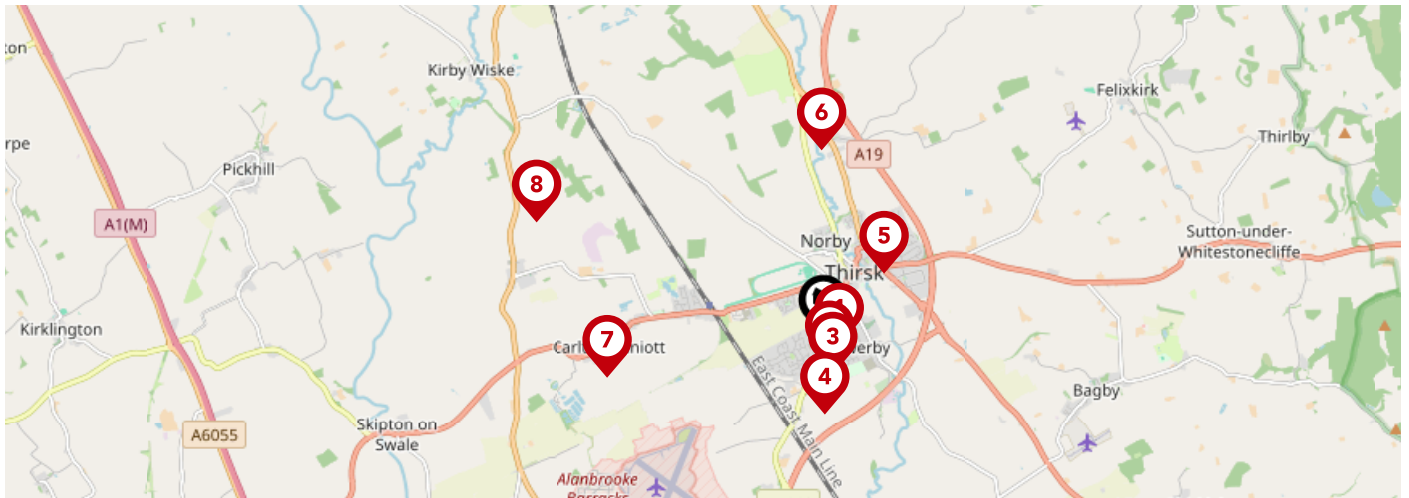
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



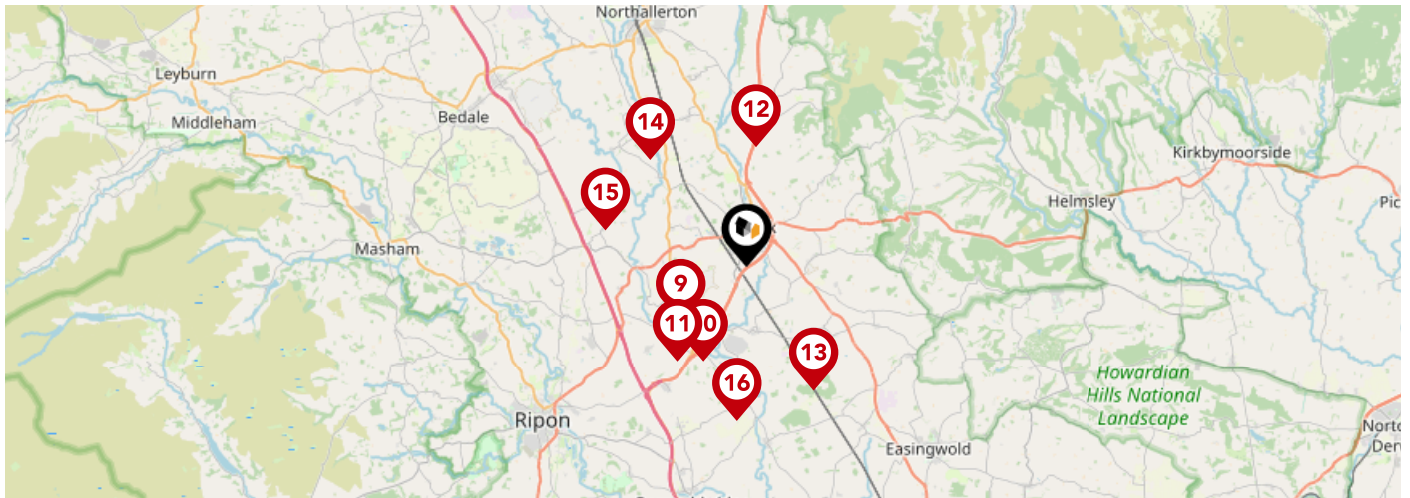
Listed Buildings in the local district		Grade	Distance
	1272057 - The Court House And Inspectors House Front Wall And Gate	Grade II	0.2 miles
	1314905 - 2, Chapel Street	Grade II	0.3 miles
	1151325 - The Royal Oak Hotel	Grade II	0.3 miles
	1151323 - 10 And 12, Market Place	Grade II	0.3 miles
	1190678 - 2-6, Market Place (see Details For Further Address Information)	Grade II	0.3 miles
	1151312 - 13, 13a, 15 And 17, Castlegate	Grade II	0.3 miles
	1151313 - Brick Walls To North Of Thirsk Hall	Grade II	0.4 miles
	1293750 - Outbuilding Incorporating Dovecot To The South Of Thirsk Hall	Grade II	0.4 miles
	1190808 - The Midland Bank	Grade II	0.4 miles
	1151322 - 42-50, Kirkgate (see Details For Further Address Information)	Grade II	0.4 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	All Saints Catholic Primary School, a Catholic Voluntary Academy Ofsted Rating: Good Pupils: 84 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sowerby Primary Academy Ofsted Rating: Good Pupils: 304 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Thirsk School & Sixth Form College Ofsted Rating: Good Pupils: 1016 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Keeble Gateway Academy Ofsted Rating: Good Pupils: 148 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Thirsk Community Primary School Ofsted Rating: Good Pupils: 162 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	South Kilvington Church of England Academy Ofsted Rating: Requires improvement Pupils: 99 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Carlton Miniott Primary Academy Ofsted Rating: Good Pupils: 203 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Breckenbrough School Ofsted Rating: Good Pupils: 69 Distance:2.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

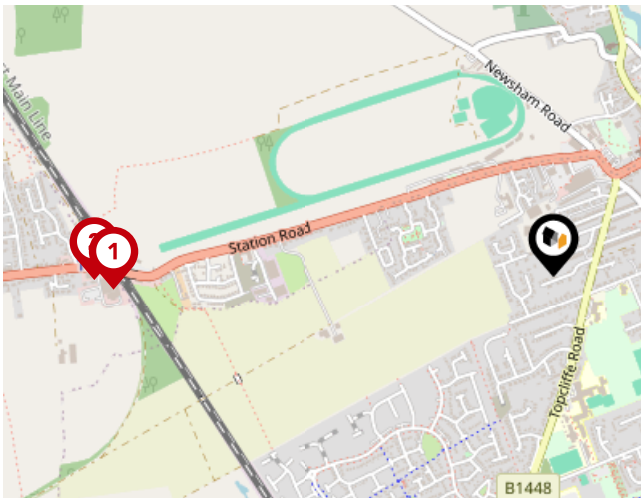
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Alanbrooke Academy Ofsted Rating: Not Rated Pupils: 30 Distance:2.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Topcliffe CofE Academy Ofsted Rating: Good Pupils: 132 Distance:3.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Queen Mary's School Ofsted Rating: Not Rated Pupils: 227 Distance:4.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Knayton Church of England Academy Ofsted Rating: Good Pupils: 141 Distance:4.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Sessay Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 92 Distance:4.9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	South Otterington Church of England Primary School Ofsted Rating: Outstanding Pupils: 95 Distance:4.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Pickhill Church of England Primary School Ofsted Rating: Good Pupils: 44 Distance:5.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Cundall Manor School Ofsted Rating: Not Rated Pupils: 331 Distance:5.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Thirsk Rail Station	0.95 miles
2	Thirsk Rail Station	1 miles
3	Northallerton Rail Station	8.12 miles

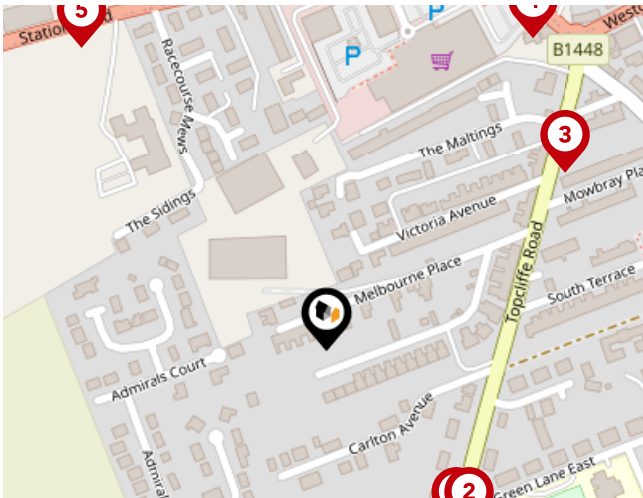


Airports/Helipads

Pin	Name	Distance
1	Teesside Airport	19.91 miles
2	Leeds Bradford Airport	27.91 miles
3	Finningley	53.54 miles
4	Airport	57.77 miles

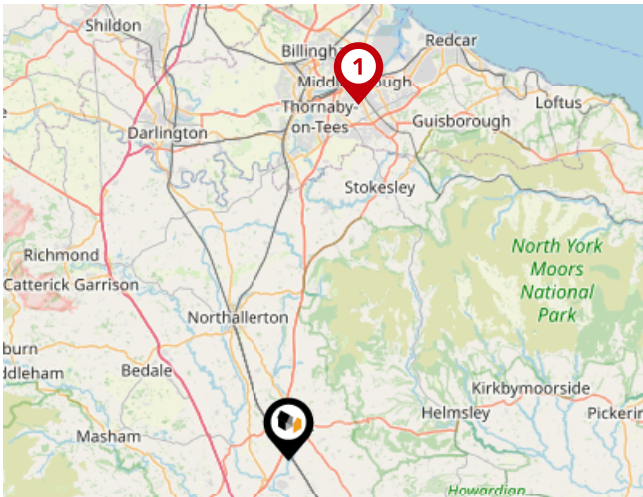
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Green Lane West	0.12 miles
2	Green Lane East	0.12 miles
3	Sowerby Terrace	0.16 miles
4	Tesco Store	0.2 miles
5	Racecourse	0.21 miles



Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge South Side	25.03 miles



Labram Holmes

Labram Holmes are an independent estate agency, specialising in the sale of property across the South & South East. We're born from the desire to help our neighbours with their move and bring many years of local knowledge and experience to bear on. We're not a faceless website or a large national network. We focus on delivering a premium personal service that you can not only rely on but will be happy to recommend to your family and friends.

Our team are local to their areas, very experienced and look after everything from start to finish. These are the key ingredients needed to assist you in selling your property. From the moment you speak to our team to the time that the property sale completes, we will be central to your move. It may seem like an obvious thing to expect from an estate agency, however, from experience, it isn't always offered within this industry

Testimonial 1



Great service from a dedicated individual! We used Christian for our sale and purchase. We were instantly impressed with his honesty in dealing with us during viewings and had no issue signing him up to sell our place. He did this very efficiently in a complex market. Our favourite part has been how easy he is to communicate with, he worked unbelievably hard to get the large chain to find a date and never stopped working until we successfully exchanged.

Testimonial 2



Christian took over from another agency and sold our parents' house at a very challenging time. He brought his extensive skills and marketing expertise and got the property sold to a suitable buyer, keeping us fully informed and involved each step of the way. We are very grateful for his services and wouldn't hesitate to recommend him to others and use his services ourselves next time we need a property sold.

Testimonial 3



Chris Tatton has been absolutely brilliant throughout our sale and purchase with consistent communication and going above and beyond to help with everything and anything. Would definitely recommend and use again in the future.

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Labram Holmes and therefore no warranties can be given as to their good working order.

Labram Holmes

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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