

NOVE



19 Topcliffe Road, Sowerby

Thirsk

Guide Price **£470,000**

19 Topcliffe Road

Sowerby, Thirsk

A detached period home on one of Sowerby's most established roads, offering generous accommodation across two floors with a substantial rear conservatory, detached garage, and a large tarmac driveway. The property dates from the 1930s and retains much of its original character throughout, having been updated throughout the current owners 10 year stay, including leaded-light glazing, panelled staircases, picture rails, and cornice detailing. To the rear, the garden backs directly onto the playing fields of Thirsk School, giving a sense of open space and outlook that is difficult to replicate on a standard residential plot. The conservatory, dining room, and bedroom two all benefit from this aspect directly, with views across open green space beyond the rear boundary.

Location

Sowerby is a well-regarded residential village that sits directly adjacent to Thirsk, giving residents the feel of a quieter setting while remaining within easy reach of the town's full range of amenities. Thirsk town centre is less than a mile away and offers a good selection of independent shops, supermarkets, cafes, restaurants, and a regular market on the cobbled market place. The town also has a GP surgery, dental practices, and a leisure centre.

Topcliffe Road is one of Sowerby's more established addresses, with a mix of period and post-war properties and a settled, residential character. Thirsk School and Sixth Form College is within walking distance, and there are primary schools nearby. For commuters, the A19 and A168 are readily accessible, providing good road links north towards Teesside and south towards York and Leeds. Thirsk railway station offers direct services on the East Coast Main Line, with journey times of around two hours to London King's Cross and under an hour to York and Leeds.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious landscaped garden
- Detached garage
- Large driveway (off-road parking)
- Modern kitchen with integrated appliances





The entrance hall sets the tone for the property. The original porch with period tiles houses a UPVC double Glazed door with front door leaded-light glazing, and the panelled staircase with dark wood newel post and balustrade runs along one side. Picture rail detail and good ceiling height add to the period feel. The ground floor WC is accessed directly from the hall and is fitted with a pedestal basin and low-level WC.

Living Room

13' 9" x 12' 11" (4.19m x 3.94m)

A well-proportioned room to the front of the property, with a curved bay window fitted with leaded-light glazing that draws in good natural light. The fireplace has an oak surround and white hearth.

Dining Room

13' 5" x 12' 10" (4.10m x 3.90m)

A well-sized dining room with French doors opening directly to the rear garden and patio. The outlook through the doors and rear window takes in the open green space of the Thirsk School playing fields beyond, giving the room a sense of light and openness that carries through the year.

Kitchen

12' 4" x 9' 4" (3.77m x 2.84m)

Fitted with cream shaker-style units arranged in a U-shaped layout with a gas hob, electric oven, and single sink with drainer. The washing machine is housed beneath the worktop. Tiled splashback, recessed ceiling lights, and a chrome heated towel rail. Vinyl flooring throughout.

Conservatory

12' 8" x 12' 5" (3.87m x 3.78m)

A solid insulated roof, making it a comfortable room throughout the year. Fitted with radiators and roller blinds, with wood flooring. The outlook to the rear takes in the garden and directly beyond that the open green space of the Thirsk School playing fields. Accessed from the kitchen.



First Floor Landing

The first floor landing offer access to all rooms and houses two cupboards for additional storage. One cupboard houses the pressurised water cylinder.

Bedroom One

13' 2" x 13' 1" (4.02m x 3.98m)

The principal bedroom sits above the living room and benefits from the same curved bay window with leaded-light glazing, looking to the front. Built-in wardrobes with overhead storage run to one wall. Picture rail, carpeted, and decorated in neutral tones. A well-proportioned room with good floor area.

Bedroom Two

14' 1" x 12' 10" (4.28m x 3.92m)

A rear-facing double bedroom with a window looking directly across the garden and out over the school playing fields. A large run of fitted wardrobes with integrated shelving and drawer units runs to one wall. Cornice detail, carpeted, and decorated in neutral tones.

Bedroom Three

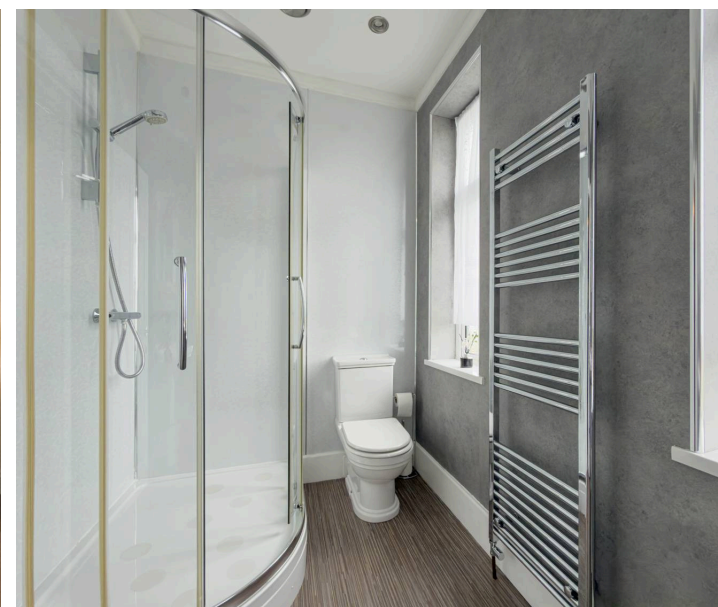
8' 9" x 8' 1" (2.66m x 2.47m)

A smaller bedroom to the front of the property, suitable as a single room, nursery, or home office. Window with leaded-light glazing, wall shelving, and carpeted throughout.

Bathroom

10' 7" x 5' 6" (3.22m x 1.68m)

A well-appointed first floor bathroom with two windows and a good level of natural light. Fitted with a pedestal basin, low-level WC, and a quadrant shower enclosure with overhead and handheld fittings. Chrome ladder-style heated towel rail, vinyl flooring, and a textured grey wet board finish to the walls.





FRONT GARDEN

The front garden is made up of a lawned area, flanked with mature planting and flowers. The driveway is tarmac, offering an abundance of parking for multiple vehicles. There is gated access to the rear garden.

GARDEN

The rear garden is laid mainly to lawn with well-stocked herbaceous borders running along the boundaries, containing a variety of established shrubs and perennial planting. A paved patio sits directly outside the dining room French doors, with a gravel seating area to the side of the conservatory. The rear boundary is formed by a well-maintained hedge, beyond which lies the open green space of the Thirsk School playing fields. A gate provides direct access from the garden to the playing field boundary. The garden is enclosed by timber fencing to the sides and is well presented throughout.

DRIVEWAY

5 Parking Spaces

GARAGE

Single Garage





Topcliffe Road

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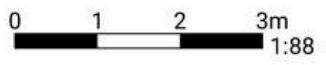
CREATED ON
2 June 2026

LOCATION
19 Topcliffe Road
YO7 1RX Thirsk
North Yorkshire
GB

DETAILS
Total area: 150.88 m²
Living area: 120.10 m²
Floors: 2
Rooms: 16

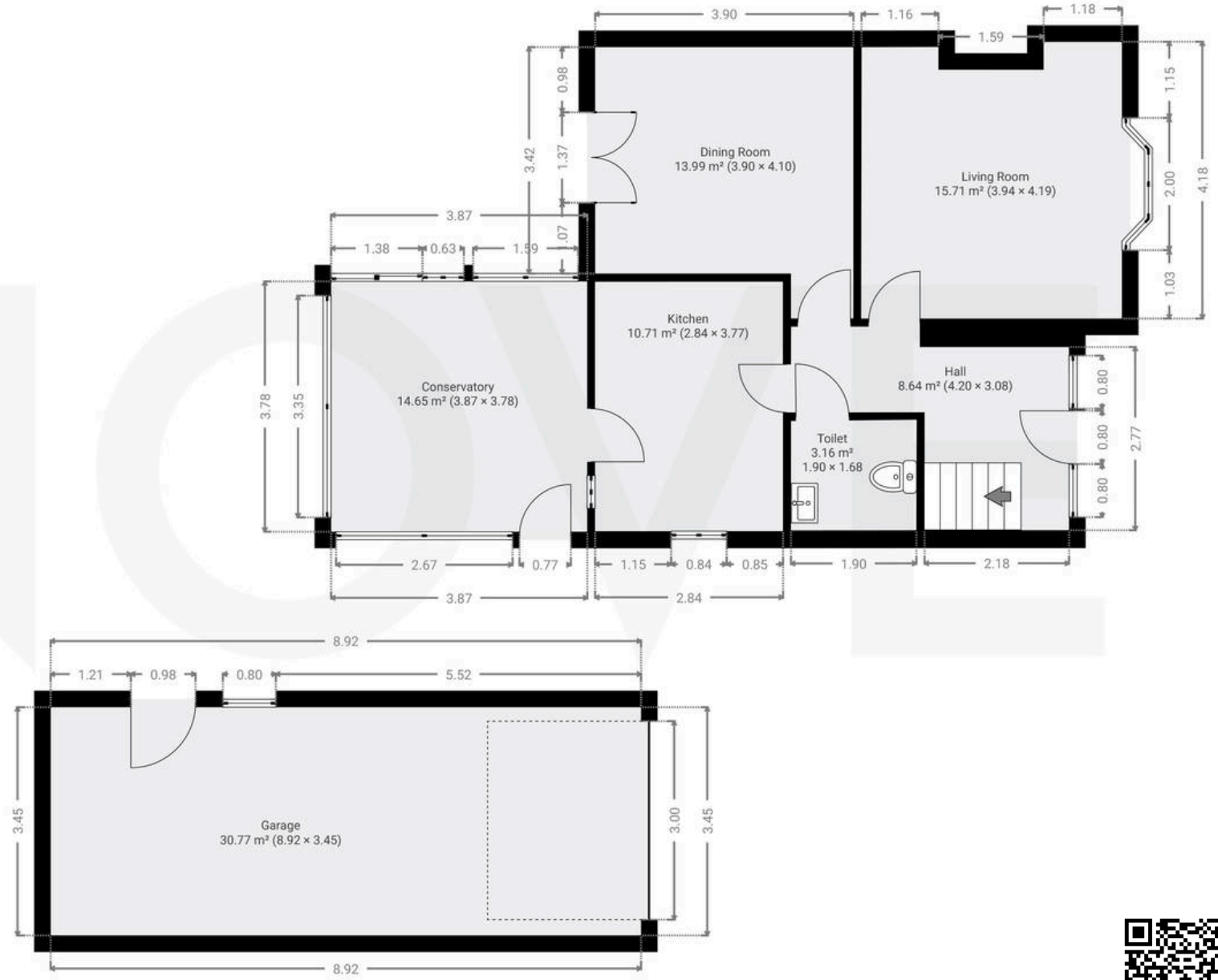
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▼ Ground Floor

TOTAL AREA: 97.57 m² · LIVING AREA: 66.80 m² · ROOMS: 7



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