



52A Admirals Court

Sowerby, Thirsk, YO7 1RS

Guide price £330,000



**** WELL PRESENTED 3 BED DETACHED HOUSE ** NO CHAIN **** Modern dining kitchen | Conservatory | Lounge with separate dining area | Two double bedrooms | Single bedroom/office | Modern shower room | Utility area | Downstairs cloakroom | Enclosed rear garden with fields beyond | Private driveway with parking

This well appointed property is located in a desirable area of Sowerby close to the market town of Thirsk and all local amenities. The accommodation comprises of an entrance hall, lounge, dining area, dining kitchen, conservatory, utility, and downstairs cloakroom on the ground floor. Stairs from the entrance hall lead up to a first floor landing with access to three bedrooms and a modern shower room.

There is a good sized rear garden laid to lawn with well-stocked flower borders and a paved patio area. There are fields beyond the rear garden. A paved driveway to the front of the property offers ample parking and provides access to one side of the property. There is also a small lawned garden to the front of the property.

The property benefits from gas central heating and uPVC double glazing.



Entrance Hall

Half glazed uPVC entrance door. uPVC double glazed window panel to front elevation. Radiator. Stairs leads up to first floor accommodation. Door opens into lounge.

Lounge

14'0" (max) x 11'8" (4.28 (max) x 3.58)

uPVC double glazed window to front elevation. Marble effect fire surround, inlay and hearth with coal effect electric fire. Radiator. Opens into,

Dining Area

8'5" x 8'5" (2.58 x 2.57)

Radiator. Half glazed double doors opening into,

Dining Kitchen

15'6" x 13'7" (4.73 x 4.16)

Fitted kitchen with selection of beech effect base and wall units with work surfaces. One and a half bowl stainless steel sink unit with mixer tap. Electric double oven with ceramic hob and stainless steel extractor hood over. Central island with breakfast bar. Built-in dishwasher. Inset ceiling lights. Tiled floor. Vertical style radiator. Two velux windows. uPVC double glazed window to rear elevation. Half glazed door opens into utility area. Double doors into,

Conservatory

7'11" x 7'3" (2.42 x 2.22)

uPVC double glazed windows overlooking rear garden. uPVC double doors open onto rear garden. Tiled floor.

Utility

8'1" x 4'11" (2.47 x 1.52)

Wall unit. Work surface with recess under plumbed for automatic washing machine. Tiled floor. uPVC double glazed door to side elevation. Door opens into built-in storage cupboard with light. Door opens into,

Downstairs Cloakroom

Hand basin and WC. Inset ceiling lights. Tiled floor. Towel rail.

First Floor Landing

Stairs from the entrance hall lead up to first floor landing. uPVC double glazed window to side elevation. Door opens into built-in cupboard housing gas fired combi boiler. Separate doors open into,

Bedroom One

12'1" x 8'2" (3.70 x 2.49)

uPVC double glazed window to front elevation. Radiator. Built-in wardrobes. Inset ceiling lights.

Bedroom Two

9'10" x 8'2" (3 x 2.49)

uPVC double glazed window to rear elevation with open views. Radiator. Built-in wardrobes. Inset ceiling lights.

Bedroom Three

7'9" x 6'9" (2.38 x 2.06)

uPVC double glazed window to front elevation. Radiator. Inset ceiling lights.

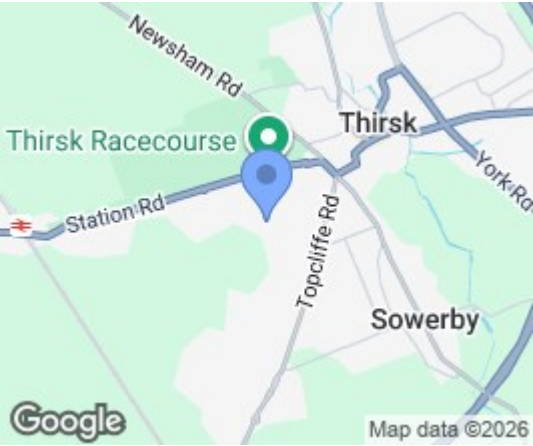
Shower Room

Walk-in shower; hand basin with cupboard below; and WC. Fully tiled/panelled. Towel rail. Inset ceiling lights. uPVC double glazed window to rear elevation.

Outside

Attractive and well maintained enclosed rear garden laid to lawn with flower borders and a paved patio area. The garden has fenced boundaries with fields beyond. There is also a timber shed. A spacious paved area to the side of the property with a fence and wooden gate opens onto a good sized paved front driveway offering off-street parking for a number of vehicles. There is a small lawned area to the front of the property with box hedging and a flower border. A fenced boundary runs down one side of the driveway.

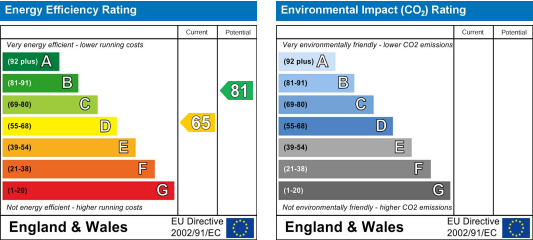
Area Map



Floor Plans



Energy Efficiency Graph



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