



45 Poppy Drive Sowerby
Thirsk, YO7 3SJ
£200,000

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MODERN TWO DOUBLE BEDROOMED SEMI DETACHED, PLEASANTLY POSITIONED WITHIN A CUL-DE-SAC WITH ATTRACTIVE GREEN OUTLOOK TO THE FRONT, A RELATIVE NEW BUILT WITH OFFSTREET DRIVEWAY PARKING AND ENCLOSED LANDSCAPED GARDEN TO THE REAR LOCATED CLOSED TO THIRSK TRAIN STATION AND WITH EASE OF ACCESS TO THIRSK AND THE A168 FOR TRAVEL FURTHER AFIELD

Mileages: Thirsk: ~1 miles; Boroughbridge: ~13 miles (Distances Approximate).

With UPVC Double Glazing, Gas Fired Central Heating.

Reception Hall, Sitting Room, Kitchen/ Breakfast Room, Cloakroom/WC

First-Floor Landing, 2 Double Bedrooms, House Bathroom/WC.

Outside: Driveway with Off Street Parking, Front Garden, Fully Enclosed Landscaped Rear Garden.

Approached beneath a composite canopy porch, a part glazed composite entrance door opens into the RECEPTION HALL with a turned staircase rising to the first floor. Useful storage cupboard to the side.

CLOAKROOM/WC, fitted pedestal wash hand basin with chrome mixer tap, low suite WC, tiled splashback, and radiator.

KITCHEN BREAKFAST ROOM is appointed with a comprehensive range of modern gloss fronted wall and base units, complemented by straight-edged work surfaces and matching upstands. Fitted gas hob with concealed extractor above and stainless steel splashback, fitted oven below. Space and plumbing for a washing machine. Stainless steel sink with side drainer and swan style chrome mixer tap. A breakfast bar extends to the work top and provides an informal dining space, enjoying views across the front garden and beyond to a pleasant green via a UPVC double glazed window.

To the rear of the property is a full width SITTING ROOM, accessed through a panelled door and benefitting by French doors opening directly onto the patio and gardens, with an additional UPVC double glazed window to the side.

A turned staircase leads to the FIRST FLOOR LANDING with loft hatch access.

There are two well proportioned double bedrooms: the front-facing PRINCIPAL BEDROOM includes a fitted cupboard housing the gas-fired boiler and a recessed area which lends itself to a dressing.

BEDROOM TWO also spans the full width of the





property and enjoys elevated views across the rear gardens.

FAMILY BATHROOM comprises a modern white three piece suite, panelled bath with thermostatically controlled shower over and glazed side screen, pedestal wash basin with chrome mixer tap, and low-level WC..

OUTSIDE the property overlooks a pleasant green and is set back from the road with a tarmac driveway providing off-street parking, with adjoining laurel hedge.

The **REAR GARDEN** is accessed with French doors leading onto a full-width patio and a gazebo-style seating area, perfect for alfresco dining with adjoining mainly laid to lawn with maturing borders, a timber shed, and an additional slate-laid terrace.

LOCATION - Sowerby, a village just south of Thirsk, offers good schools including Sowerby Primary Academy, All Saints RC Primary, and Thirsk School & Sixth Form College—alongside a modern leisure and wellbeing hub with swimming, gym, and sports facilities, as well as the volunteer-run Ritz cinema, community hall, library, and local pub. The village is well connected, with local bus routes, easy access to the A168 and A1(M), and Thirsk railway station just under two miles away, giving direct links to York, Northallerton, and beyond.

POSTCODE - YO7 3SJ
COUNCIL TAX BAND – C
TENURE Freehold.

SERVICES - Mains water, electricity and drainage, with mains gas central heating.

DIRECTIONS - From the centre of Thirsk Market Place proceed on Westgate (B1448), following signs toward Sowerby, continue for some distance turning right at the roundabout onto Cedar Road, then second left onto Honeysuckle Way and right onto Poppy Drive follow the road round where upon No 45 is positioned on the right hand side opposite a green.

VIEWINGS - Strictly by prior appointment through the Selling agents, Churchills of Easingwold Tel: 01347 822800 Email: easingwold@churchillsyork.com.

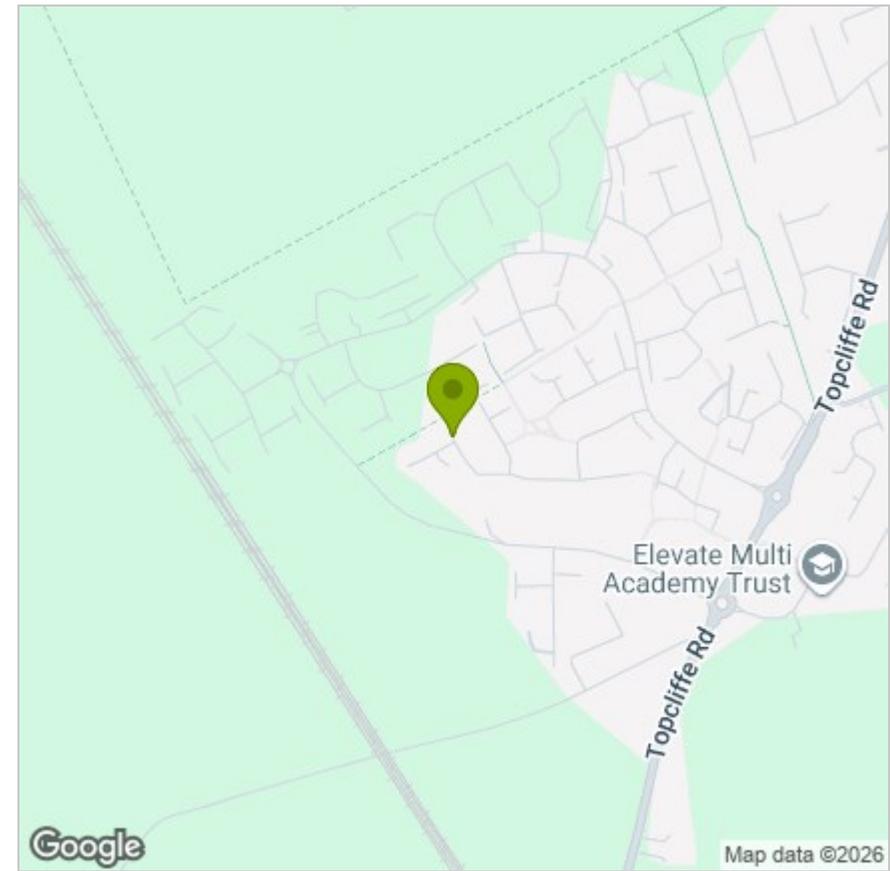
AGENTS NOTES: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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