

NOVE

53a Admirals Court, Sowerby
Thirsk

Guide Price £280,000

53a Admirals Court

Sowerby, Thirsk

Nestled in a quiet residential area, this charming 3-bedroom semi-detached house exudes a warm and inviting atmosphere. As you step inside, you are greeted by a spacious open plan reception space that seamlessly combines the living and dining areas, ideal for entertaining guests or relaxing with family.

The property boasts gas central heating, ensuring a cosy and comfortable environment throughout the year. The efficient heating system adds a modern touch to the character of the house, keeping energy bills in check while maintaining a pleasant ambience.

Each of the three bedrooms offers ample space for rest and relaxation, with large windows that flood the rooms with natural light. The master bedroom features a built-in wardrobe, providing convenient storage solutions without compromising on space. The two additional bedrooms are equally well-proportioned, offering versatility for growing families or home office setups.

This property benefits from an enclosed, private rear garden, providing a tranquil outdoor space for relaxation or al fresco dining. The garden offers a breath of fresh air, ideal for green-fingered enthusiasts or those seeking a peaceful retreat.

Conveniently located near local amenities, schools, and transport links, this property offers a harmonious blend of comfort and practicality. With easy access to the Market Place and surrounding areas, you can enjoy the best of both worlds..

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Hallway

Through the front door is a welcoming hallway, offering access through to the living room and stairs to the first floor.

Rear Hallway

Set to the rear of the property is a fantastic hall/boot room area with storage cupboard.

Kitchen

16' 1" x 8' 3" (4.91m x 2.51m)

The kitchen, extended to the rear is divided into two spaces with plenty of base and wall units, dark, marble effect worktops, a tiled floor and offers integrated Fridge, Freezer, Washing Machine and Dishwasher. An electric double oven is fitted with electric hob.

Dining Room

17' 5" x 8' 3" (5.31m x 2.51m)

An extended dining space, offering plenty of room for a dining table and space for additional entertaining. The dining room leads through to a set of UPVC French Doors that connect the internal space with the wonderful garden outside.

Living Room

12' 10" x 13' 7" (3.92m x 4.15m)

A wonderful, relaxing space, set to the front of the house with a large, double glazed window. The Living room is semi open, allowing a natural flow through to the dining and second reception area.



First Floor Landing

A bright and airy space with natural light from the double glazed window. Offers access to the first floor rooms as well as an airing cupboard and loft hatch. The attic is boarded for additional storage.

Bedroom One

12' 10" x 10' 3" (3.91m x 3.13m)

Set to the front elevation with a large, double glazed window to offer plenty of natural light, this room offers ample space for a large bed and plenty of furniture.

Bedroom Two

8' 7" x 10' 2" (2.62m x 3.11m)

Set to the rear, with lovely views over the garden is a double bedroom with large, built in wardrobes.

Bedroom Three

8' 0" x 6' 9" (2.43m x 2.05m)

A single bedroom with a purpose built bed to maximise storage space. The room also benefits from built in storage over the stair void.

Bathroom

5' 8" x 6' 10" (1.73m x 2.08m)

A fresh, modern suite in white, consisting of Toilet, hand basin and bath with shower over. The bath has a glass shower screen and the walls are fully tiled to the wet areas. The flooring is grey, wood effect vinyl. There is a heated towel radiator fixed to the wall.

Hall

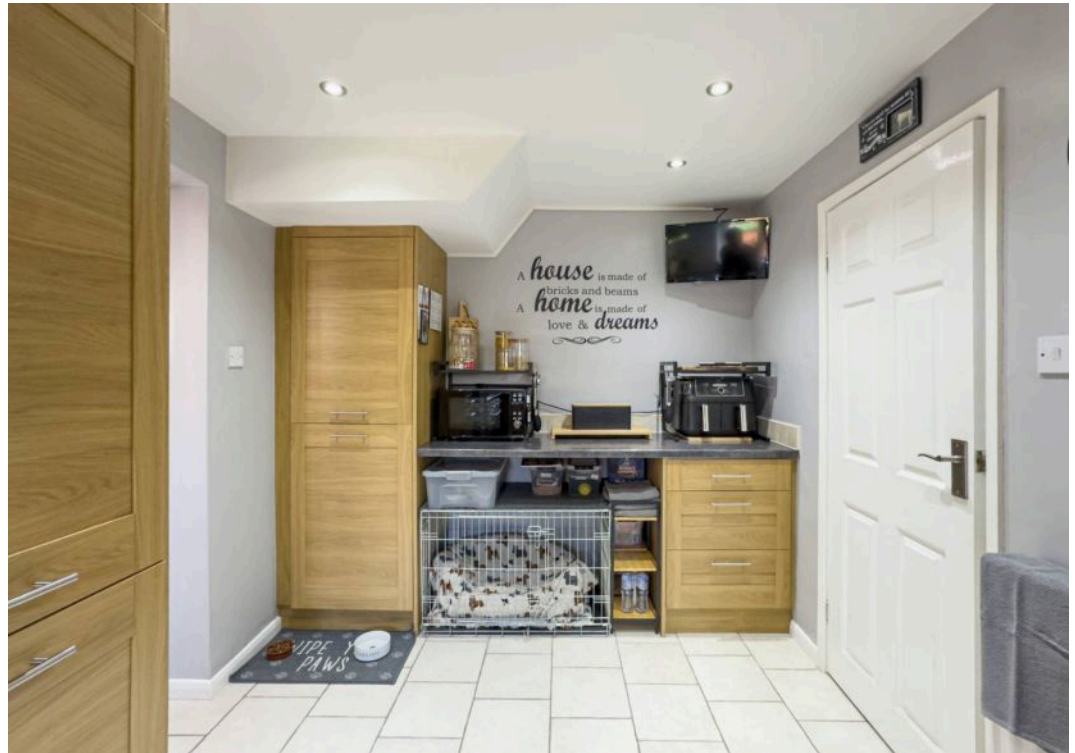
On entering into the property you are welcomed into the hall, offering access to all ground floor rooms and stairs to the first floor.

Living / Dining Room

29' 6" x 8' 5" (8.99m x 2.56m)

The open plan living and dining room has a large window to the front of the property and french doors to the rear, there is an electric fire in the sitting room within a feature fire place, this versatile space is light and airy offering flexibility for family life.





GARDEN

A peaceful and private rear garden, accessed via a gated pathway to the side of the property. Mainly laid to lawn with an attractive patio area. The garden also benefits from a large shed for essential storage.

FRONT GARDEN

Set to the front in a peaceful cul de sac is the front garden, mainly laid to lawn.

DRIVEWAY

2 Parking Spaces

A block paved driveway with ample parking for multiple vehicles.





My New Project

SUBMITTED BY
Nove Property
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01845470047

CREATED ON
2025-07-24

DETAILS
Total area: 83.80 m²
Living area: 83.80 m²
Floors: 2
Rooms: 14

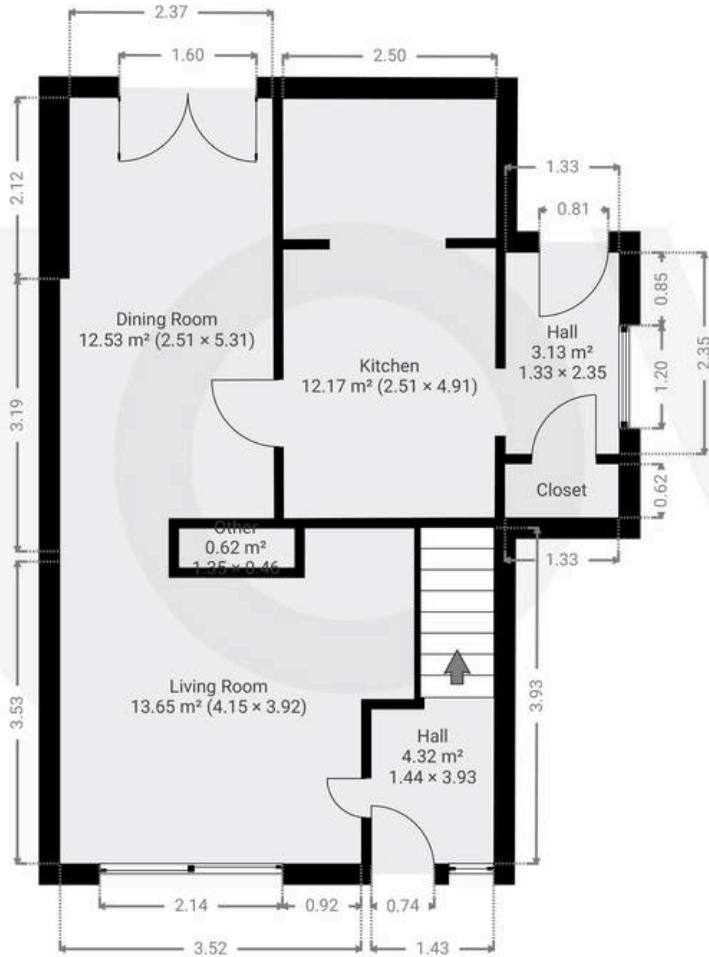
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OR ACCURACY OF DIMENSIONS.

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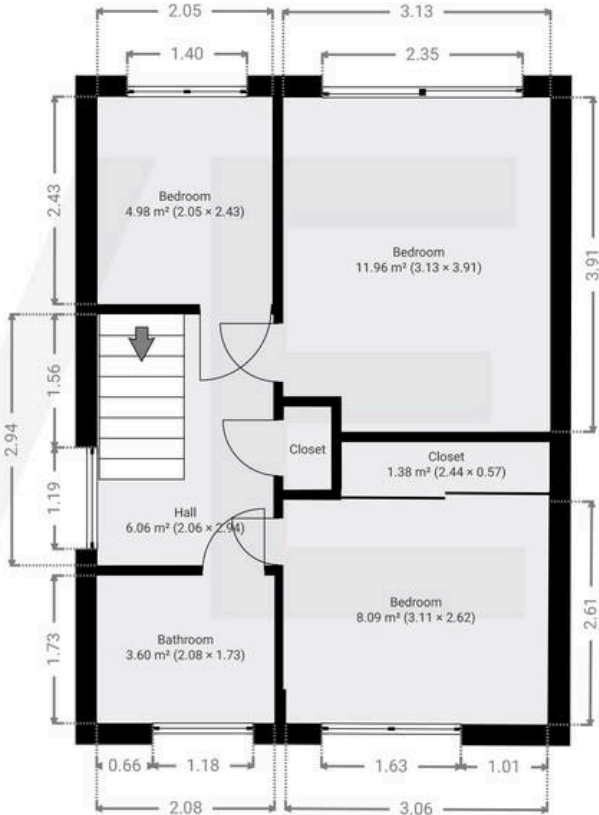
▼ Ground Floor

TOTAL AREA: 47.22 m² • LIVING AREA: 47.22 m² • ROOMS: 7



▼ 1st Floor

TOTAL AREA: 36.58 m² • LIVING AREA: 36.58 m² • ROOMS: 7



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