

NOVE



54 Admirals Court, Sowerby

Thirsk

Guide Price £260,000

## 54 Admirals Court

Sowerby, Thirsk

This three-bedroom semi-detached house is well located and offered for sale with no onward chain. With potential to develop further with appropriate planning the property currently provides comfortable accommodation and is ideal for buyers seeking a practical home in a popular area.

The ground floor features a bright and spacious living room with plenty of natural light, along with gas central heating for year-round comfort. The kitchen is fitted with a range of base and wall units and appliances, offering good storage and workspace, with a dining area adjoining—ideal for family meals or entertaining.

Upstairs are three well-proportioned bedrooms, including a generous main bedroom. The property's age gives it convenience and ease of living.

Located close to local amenities and transport links, this home offers a good balance of a quiet residential setting and everyday practicality.

The property benefits from a strong EPC rating and sits within a reasonable council tax band, helping to keep ongoing costs manageable.

Overall, this is a well-presented, chain-free home offering great value and potential in a sought-after area. Early viewing is recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Chain Free
- Popular Location
- Semi Detached Three Bedroom Home
- Gas Central Heating





### Hallway

Entering through the composite front door into the entrance hall, with stairs to the first floor and access through to the living room.

### Living Room

**29' 1" x 14' 9" (8.86m x 4.50m)**

An L-Shaped room offers flexibility for use as one large reception area or a separate lounge and dining space. The large UPVC window to the front offers plenty of natural light. The traditional fire has been replaced with an electric fire.

### Kitchen

**15' 0" x 8' 7" (4.57m x 2.62m)**

The kitchen consists of a range of base and wall units in wood with a vinyl worktop. There is a large storage cupboard which runs under the stairs and a door leading out to the garden via the side of the house. There is an integrated electric oven and gas bob, space for a washing machine and under counter fridge.

### Bedroom One

**12' 1" x 9' 11" (3.68m x 3.03m)**

A spacious bedroom to the front elevation with large, double glazed window.

### Bedroom Two

**7' 10" x 6' 6" (2.40m x 1.99m)**

A double bedroom looking out to the rear.

### Bathroom

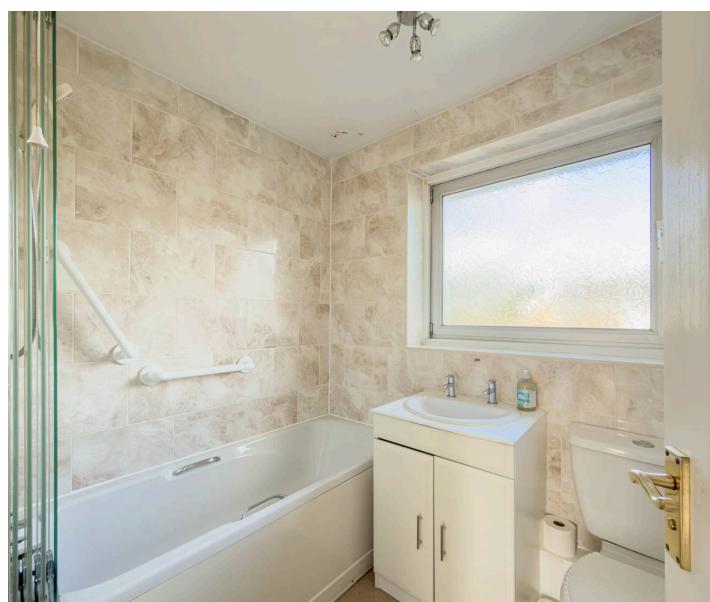
**5' 0" x 6' 8" (1.53m x 2.03m)**

A modern white suite, consisting of bath with shower over, toilet with push button flush and basin with vanity unit beneath. The flooring is vinyl and the walls are tiled.

### Bedroom Three

**7' 10" x 6' 6" (2.40m x 1.99m)**

A single size bedroom to the front of the house with a built in storage cupboard.



## FRONT GARDEN

To the front is a garden, mainly laid to gravel for ease of maintenance, with a low boundary wall and gated driveway.

## GARDEN

The rear garden, mainly laid to lawn also has a patio area set off from the rear of the house for outdoor seating.

## DRIVEWAY

### 2 Parking Spaces

The gated driveway runs to the side of the house, leading to the garage at the rear.

## GARAGE

### Single Garage

a single garage with up and over door.



**54 Admirals Court**

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CREATED ON  
2025-10-28

DETAILS  
Total area: 77.93 m<sup>2</sup>  
Living area: 77.93 m<sup>2</sup>  
Floors: 2  
Rooms: 13

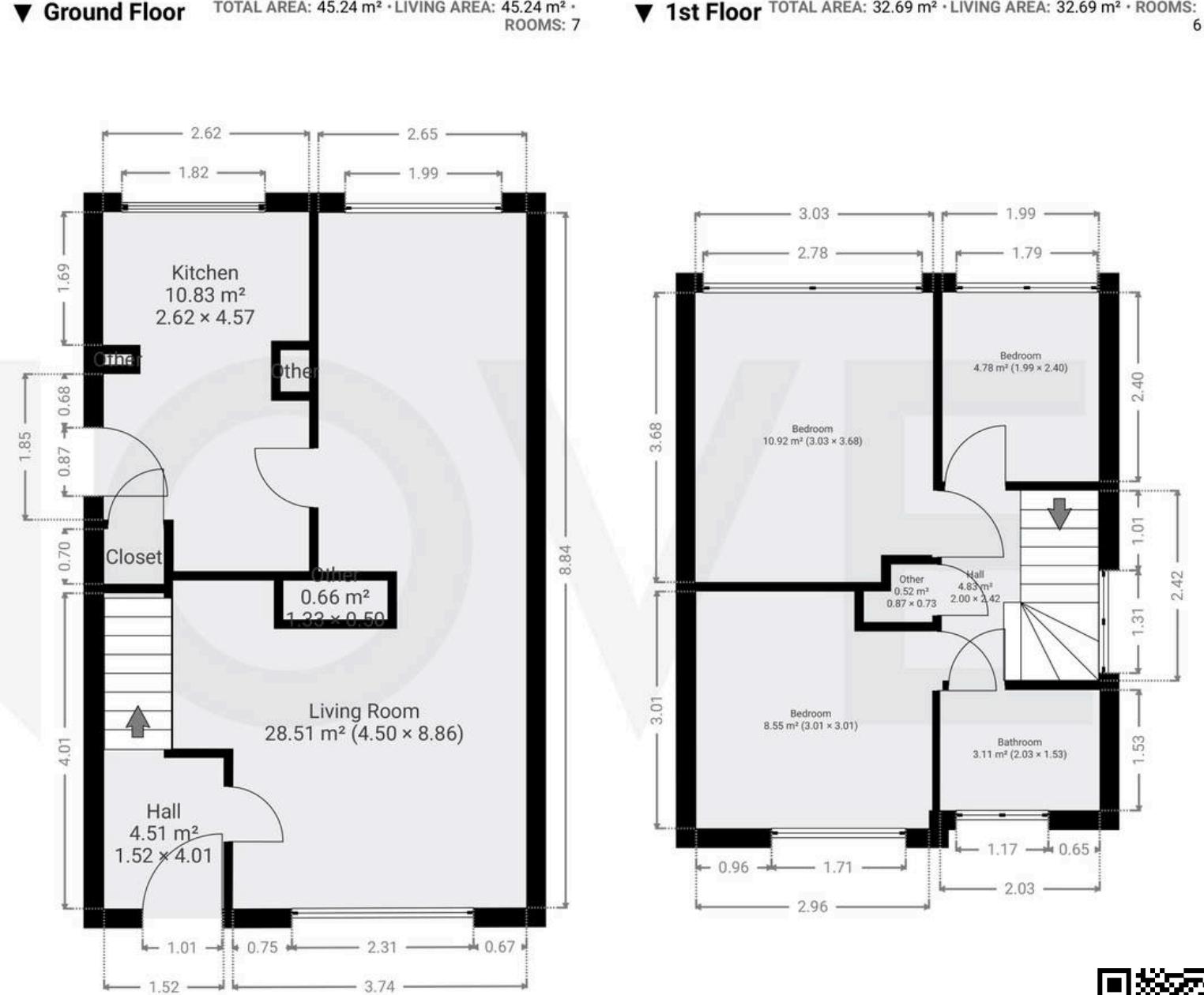
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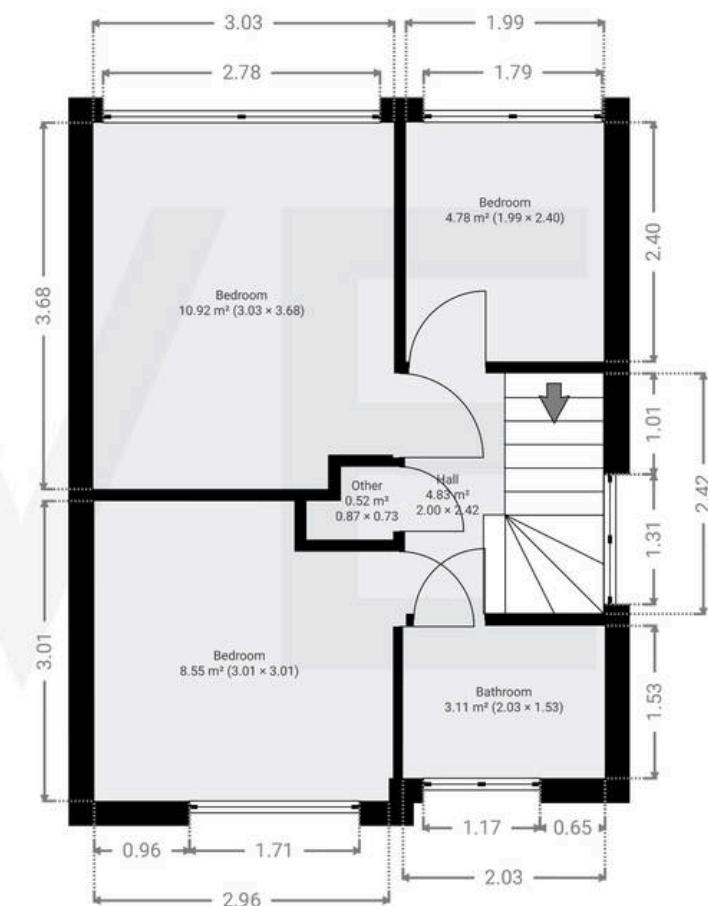
0.0 0.5 1.0 1.5 2.0 2.5m  
1:73

▼ **Ground Floor**

TOTAL AREA: 45.24 m<sup>2</sup> • LIVING AREA: 45.24 m<sup>2</sup> • ROOMS: 7

▼ **1st Floor**

TOTAL AREA: 32.69 m<sup>2</sup> • LIVING AREA: 32.69 m<sup>2</sup> • ROOMS: 6



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