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## The Grove

Sowerby, Thirsk, YO7 1JH

Offers Over £360,000





# 2 The Grove

Sowerby, Thirsk, YO7 1JH

Offers Over £360,000



## Reception Room

9'10" x 10'8" (2.99 x 3.26)

A bright reception room with window overlooking the garden. Polished wooden flooring. Exposed beams to ceiling, central heating radiator, and Velux roof light.

## Study/Bedroom Four

6'4" x 7'4" (1.92 x 2.23)

Currently used as a bedroom, the room offers a flexible space which can be used for a home office or living accommodation. Velux roof light and central heating radiator.

## Cloakroom

0'0" x 0'0" (0 x 0)

With white wash hand basin and low flush WC.

## Breakfast Kitchen

12'1" x 14'11" (3.69 x 4.54)

Fitted with a range of wall and base units together with matching worktops and kitchen island. Belfast sink with wooden drainer. Under counter space for washing machine, tumble dryer and dishwasher. Range style cooker with five ring gas hob, extractor over. Metro style splashback tiling. Beamed ceiling, central heating radiator and double glazed window to side elevation.

## Dining Room

8'0" x 14'8" (2.44 x 4.48)

Double glazed window to side elevation, exposed beams to ceiling, central heating radiator and glazed French doors opening to the living room.

## Living Room

11'7" x 11'10" (3.54 x 3.6)

A most pleasant reception room with multi-fuel stove standing on slate hearth. Exposed brick wall and beams to ceiling. Central heating radiator. Double glazed window and door to side elevation.

## Garden Room

11'1" x 16'8" (3.38 x 5.09)

Enjoying a pleasant aspect overlooking the stunning garden. Exposed beams to ceiling. French doors opening to a covered area and garden. Velux window and two central heating radiators. Note: It is possible to separate the property from this room to create annex accommodation (as used by the current vendors).

## Bedroom Two

9'0" x 16'10" (2.74 x 5.12)

Good sized double bedroom with window overlooking the garden. Exposed beams to ceiling and central heating radiator. Note: this room forms part of the proposed annex.

## Bathroom

0'0" x 0'0" (0 x 0)

Comprising white bathroom suite with wash hand basin, low flush WC and free-standing roll-top bath. Heated towel rail, extractor fan and ceramic tiling to floor and part walls. Exposed beams to ceiling, Velux roof light. Note: this room forms part of the proposed annex.

## Landing

0'0" x 0'0" (0 x 0)

Landing

### Bedroom One

12'1" x 14'1" (3.69 x 4.3)

Good sized double bedroom with double glazed window to side elevation and central heating radiator.

### Bedroom Three

11'2" x 11'10" (3.41 x 3.6)

Double bedroom with window to side elevation and central heating radiator.

### Bathroom.

0'0" x 0'0" (0 x 0)

Fitted with white suite comprising: wash hand basin, low flush WC, shower in corner cubicle and panelled Jacuzzi bath. Full tiling to floors and walls. Large heated towel rail. Window to side elevation.

### Garden

0'0" x 0'0" (0 x 0)

The property boasts a stunning cottage garden which has been skillfully landscaped and planted to create different focal areas and colour through the spring, summer and autumn seasons. The central point is a small water course with paved walk-ways surrounding. Situated within the garden are a number of seating areas including a pergola. Lean to

wooden shed and greenhouse Fully enclosed, this is a private and secluded area which must be seen to fully appreciate.

### Summer House

7'11" x 8'10" (2.41 x 2.68)

Wooden structure with double doors opening to the garden. The perfect spot to enjoy the garden in all weather.

### Driveway

0'0" x 0'0" (0 x 0)

Driveway leading from Front Street, providing gated off street parking.





### The Grove, Sowerby, Thirsk, YO7

Approximate Area = 1590 sq ft / 147.7 sq m  
Outbuilding = 47 sq ft / 4.3 sq m  
Total = 1637 sq ft / 152 sq m  
For identification only - Not to scale

**OUTBUILDING**  
APPROX FLOOR  
AREA 4.3 SQ M  
(47 SQ FT)

**Garden Room**  
8'8" (2.64)  
x 7'9" (2.36)

**FIRST FLOOR**  
APPROX FLOOR  
AREA 45.4 SQ M  
(489 SQ FT)

**GROUND FLOOR**  
APPROX FLOOR  
AREA 102.2 SQ M  
(1101 SQ FT)

**Room Details:**

- Bedroom 1:** 16'8" (5.08) x 9' (2.74)
- Lounge:** 16'7" (4.95) x 11'1" (3.63)
- Study:** 7'3" (4.04) x 6'3" (2.29)
- Lounge:** 10'7" (4.95) x 9'8" (3.63)
- Kitchen / Breakfast Room:** 14'9" (4.50) x 12'1" (3.66)
- Dining Room:** 14'7" (4.45) x 8' (2.44)
- Lounge:** 11'8" (3.56) x 11'6" (3.51)
- Bedroom 2:** 11'8" (3.56) x 11'2" (3.40)
- Bedroom 3:** 14'10" (4.52) x 12'1" (3.66)

**Other Features:**

- North Arrow
- Scale Bar
- Stairs (Up/Down)
- Bathroom
- Wardrobe
- Storage

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters Property Group. REF: 736628

Please contact our Hunters Thirsk Office  
on 01845 440044 if you wish to arrange a viewing appointment for this  
property or require further information.

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	63	80

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Current	63	80

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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