



17 Green Lane West, Sowerby YO7 1RN  
£330,000



**JOPLINGS**  
Property Consultants







# 17 GREEN LANE WEST

## SOWERBY, YO7 1RN

A charming detached bungalow situated on a large corner plot, in the sought after location of Sowerby. This property boasts great living space, perfect for those seeking a comfortable home with ample room to relax and entertain. The property features a dual aspect lounge and dining room, a spacious kitchen, two shower rooms and three bedrooms. The accommodation offers plenty of room for a growing family or for guests to stay over comfortably. To the outside is a very low maintenance garden, and a large detached garage and driveway with parking for numerous vehicles.

Situated close to Thirsk Market Place, this property offers the convenience of local amenities and excellent transport links, while still providing a serene environment.

Whether you are looking to downsize to a more manageable single-storey property or seeking a peaceful retreat in the countryside, this detached bungalow in Sowerby ticks all the boxes.

Viewing is highly recommended.

### Entrance/Inner Hall

Composite front entrance door, leading in to a welcoming hallway. Linen cupboard housing the immersion heater.

### Lounge

18'10 x 13'11 (5.74m x 4.24m)

Dual aspect double glazed windows to the front and side. Feature fireplace with an inset gas fire. Radiators. Archway leading into the dining room.

### Dining Room

14'4 x 9'2 (4.37m x 2.79m)

Following through from the lounge, space for a large table and chairs. Two built in cupboards. Double glazed patio doors leading in to the conservatory. Radiator.

### Conservatory

Double glazed windows and French doors leading out to a private patio area.

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### Kitchen

14'5 x 9'2 (4.39m x 2.79m)

Rear double glazed entrance door and double glazed windows. Range of base and wall units with coordinating work surfaces and sink, built in double electric oven and four ring gas hob with overhead extractor, space and plumbing for a washing machine, fridge freezer, and tumble dryer. Radiator.

### Shower Room

Opaque double glazed window. Three piece shower suite comprising of a corner shower, wall mounted hand wash basin and wall mounted WC. Radiator.

### Second Shower Room

Opaque double glazed window. Three piece shower suite comprising of a double walk in shower, wall mounted hand wash basin and wall mounted WC. Radiator,

### Master Bedroom

11'11 x 11'6 (3.63m x 3.51m)

Double glazed window. Built in wardrobes and radiator.

### Bedroom Two

15'6 x 8'1 (4.72m x 2.46m)

Double glazed window. Built in wardrobes and radiator.

### Bedroom Three

10'11 x 8'1 (3.33m x 2.46m)

Double glazed window. Built in wardrobes and radiator.







### External

To the outside of the property is a low maintenance, private wrap around garden with a flagged patio area, maintained flower beds and a lawn area. The property is mostly fenced around the boundary and has a newly rebuilt low level boundary wall to the front.

### Driveway and Garage

Spacious driveway with parking for numerous vehicles. Detached, double skinned garage with water and power, additional loft storage space and an electric roller door.

### Services

Gas central heating, mains water and mains drainage.

### Broadband/Phone

See Ofcom checker and Openreach website for more details.

### Covenants

Please enquire with Joplings for any information.



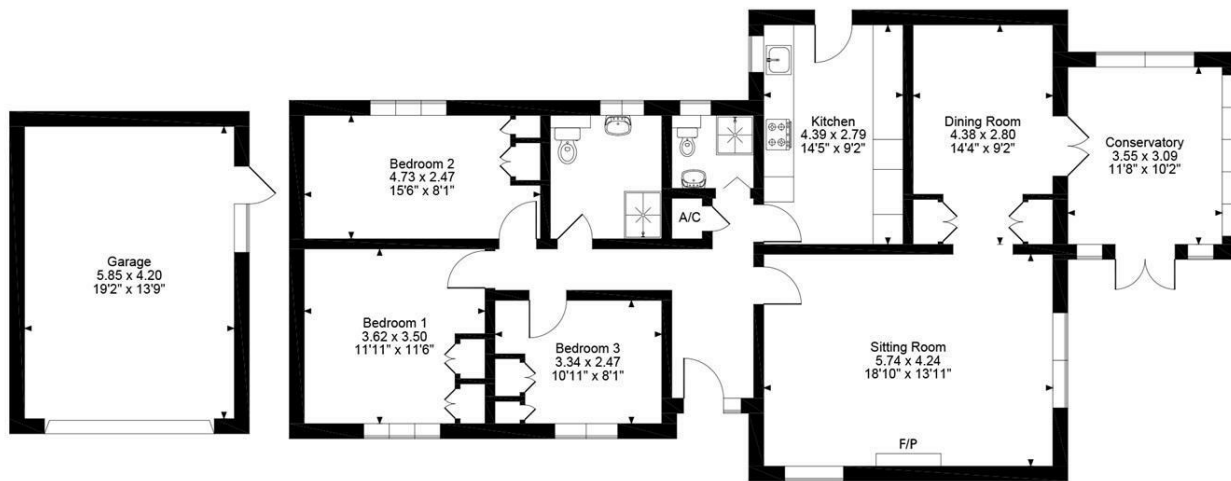
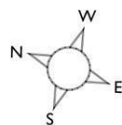






# FLOOR PLANS

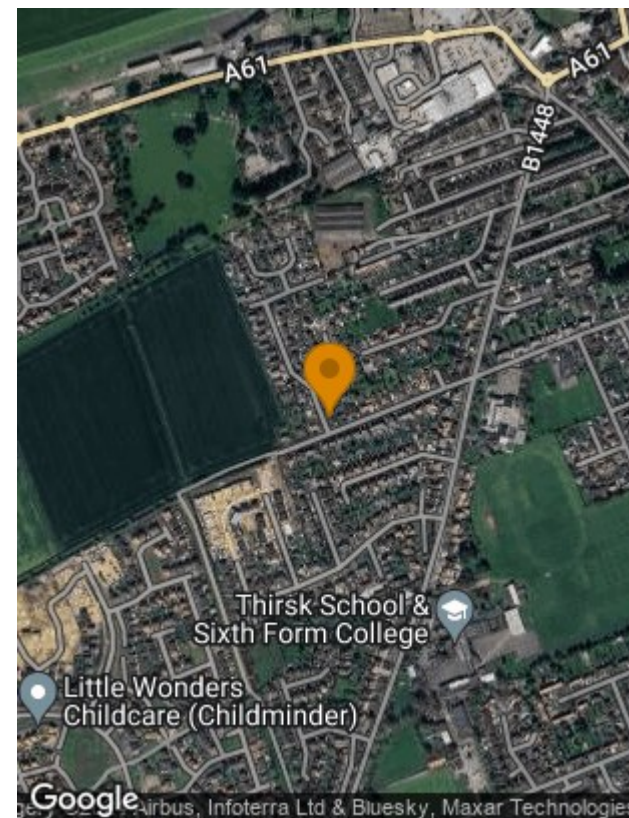
**17 Green Lane West, Sowerby, Thirsk**  
**Approximate Gross Internal Area**  
**Main House = 119 Sq M/1281 Sq Ft**  
**Garage = 25 Sq M/269 Sq Ft**  
**Total = 144 Sq M/1550 Sq Ft**



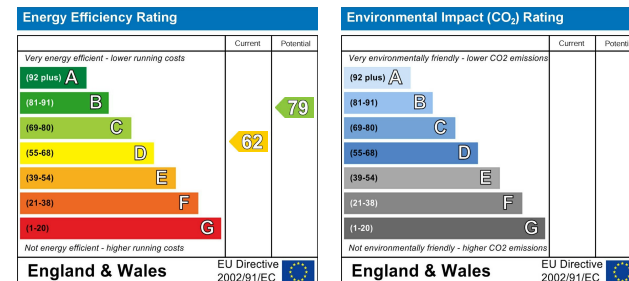
**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

# LOCATION MAP



# ENERGY PERFORMANCE GRAPH



# VIEWING

Please contact our Thirsk Office on 01845 522680 if you wish to arrange a viewing appointment for this property or require further information.

## Joplings Property Consultants

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