



59 Back Lane, Thirsk YO7 1JT  
£350,000



**JOPLINGS**  
Property Consultants



## 59 BACK LANE

### THIRSK, YO7 1JT

Nestled in the charming area of Sowerby, this delightful detached bungalow on Back Lane is a true gem waiting to be discovered. Boasting a brand new quality finish interior, this property offers the perfect home for the new owner.

As you step inside, you are greeted by spacious accommodation comprising of a lounge, newly fitted kitchen, family bathroom, master bedroom and en-suite and with two further bedrooms.

Situated in a private location, the bungalow offers a peaceful retreat from the hustle and bustle of everyday life. The serene surroundings of Sowerby create a tranquil atmosphere, perfect for those seeking an idyllic setting, but still close enough to local amenities.

Viewing is highly recommended.

#### Entrance Porch

Fully glazed door, tiled flooring.

#### Hallway

Fully glazed door with side light, electric radiator.

#### Living Room

Double glazed windows to two sides, feature tiled fireplace, electric radiator.

#### Kitchen

Double glazed window to the rear and door to the side. Modern range of base and wall units with complementing heat resistant wooden work surfaces and upstands, incorporating a stainless steel sink unit, four ring ceramic hob with electric oven below and overhead extractor, with ceramic splashback, plumbing for a washing machine or dishwasher and space for a fridge freezer. Wood laminate flooring and electric heating.



£350,000



#### Bedroom Three/Study

Double glazed window to front, electric radiator.

#### Master Bedroom

Two double glazed windows, electric radiator.

#### En-suite

Double glazed window, shower cubicle with mains shower, hand wash basin, low level WC, vinyl clad walls.

#### Bedroom Two

Double glazed window, electric radiator.

#### Bathroom

Double glazed window, Three piece white bathroom suite comprising of a panelled bath with shower over, concealed flush WC and inset hand wash basin in vanity unit, partially clad walls.

#### Externally

Driveway leading up to a covered car port which in turn leads to a double length garage with power, light and an up and over door. Manicured gardens to three sides, which is mostly laid to lawn, with mature borders.



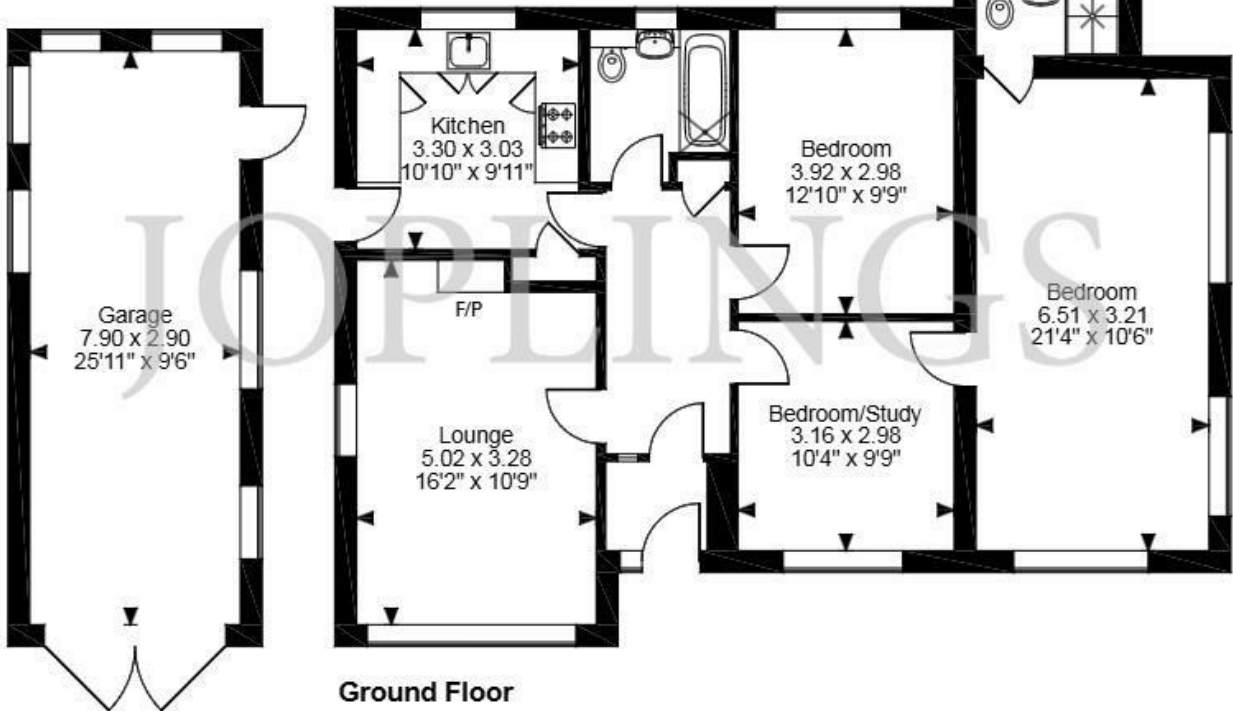
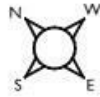
DIRECTIONS





FLOOR PLANS

59 Back Lane, Sowerby, Thirsk  
**Approximate Gross Internal Area**  
**Main House = 88 Sq M/947 Sq Ft**  
**Garage = 23 Sq M/248 Sq Ft**  
**Total = 111 Sq M/1195 Sq Ft**



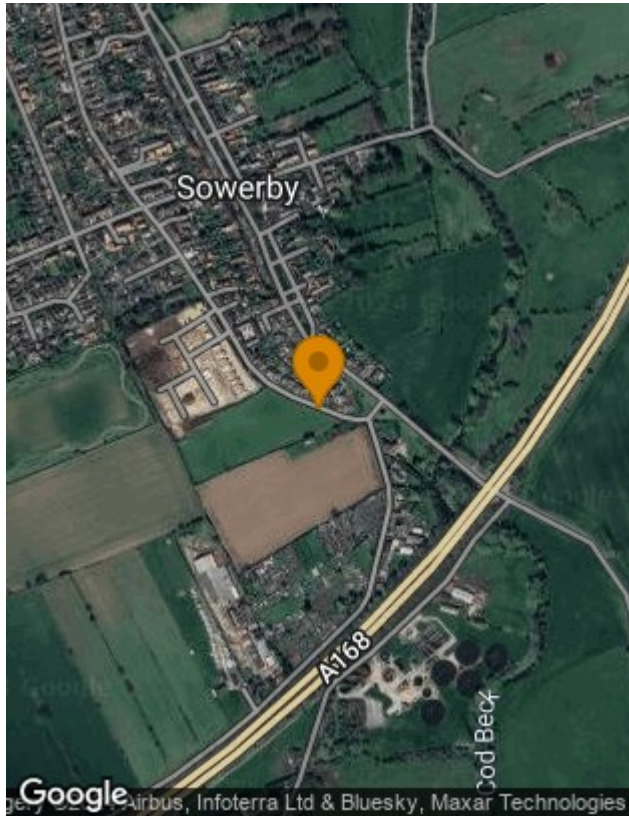
**Ground Floor**

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.

VIEWING

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

LOCATION MAP



ENERGY PERFORMANCE GRAPH

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC
		<b>55</b>	

Joplings Property Consultants

10 North St, Ripon, HG4 1JY  
 01765 694800  
 ripon@joplings.com

19 Market Place, Thirsk YO7 1HD  
 01845 522680  
 thirsk@joplings.com

www.JOPLINGS.com

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.