



The Orchard Back Lane, Thirsk YO7 1NQ  
£385,000



**JOPLINGS**  
Property Consultants







# THE ORCHARD BACK LANE

£385,000

## THIRSK, YO7 1NQ

A charming detached bungalow located on Back Lane in the sought after area of Sowerby, Thirsk. The property is just a short walk from Thirsk Market Place, making it ideally placed to all local amenities but still set back in a private yet convenient location. Sowerby has excellent transport links, leading to the A1m and the A19 to York and beyond.

The accommodation briefly comprises of a spacious lounge and conservatory, a well equipped modern kitchen, family bathroom, master bedroom with ensuite, and two further bedrooms. Outside the property benefits from well maintained gardens and ample parking.

Don't miss out on the opportunity to own this lovely detached bungalow in the heart of Sowerby.

### Entrance Hall

Double glazed front entrance door with side light. Radiator.

### Lounge

Double glazed windows to the front, with French patio doors leading out to the side of the property. Feature brick built fireplace, with a log burning stove and tiled hearth. Radiators.

### Conservatory

Fully double glazed with a polycarbonate roof. French patio doors leading out to the side. Radiator.

### Kitchen

Two double glazed windows. Modern kitchen with a range of base and wall units, with coordinating work surfaces and a tiled splashback. One and half bowl sink. Integrated appliances comprising of a double electric oven, four ring gas hob with overhead extractor, and dishwasher. Dining area with space for a table and chairs. Radiator.



### Master Bedroom and Ensuite

Double glazed window. Door leading in to the en suite, comprising of concealed flush WC and hand wash basin set in the vanity unit, and large shower cubicle with mains shower, with a heated towel rail.

### Bedroom Two

Double glazed window and built in wardrobes. Radiator.

### Bedroom Three

Double glazed window. Radiator.

### Bathroom

Three piece bathroom suite comprising of a bath with overhead shower, low level flush WC and hand wash basin set in the vanity cupboard. Heated towel rail.

### Utility/WC

Space and plumbing for a dishwasher. Low level flush WC and wall mounted hand wash basin. Baxi combi boiler.

### Garage

Up and over door. Side door for pedestrian access.

### External

To the front of the property is a driveway with space for multiple cars, following on to a mainly laid to lawn garden with a variety of mature shrubs and trees. To the rear is a private





paved garden, with a fenced boundary, mature shrubs and areas for entertaining. There is also pedestrian access to the garage.



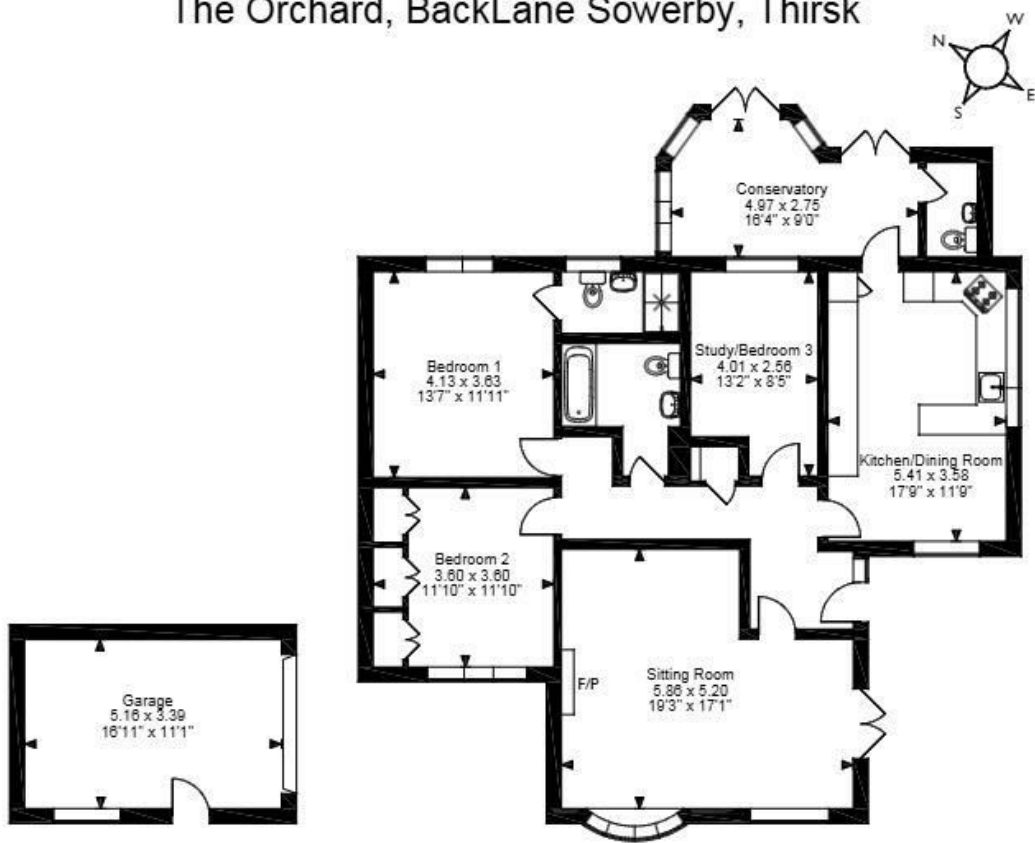






# FLOOR PLANS

## The Orchard, BackLane Sowerby, Thirsk



**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

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		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>63</b>

# 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

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.