



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



17 Green Lane West, Thirsk, YO7 1RN
£350,000

This 'Turn Key' bungalow offers exceptional living space throughout and also is available with no onward chain. Viewings are essential for those seeking a low maintenance property which is set in a popular area and having the benefit of being close to the town centre and all amenities.



The Property

On entry to the home the 'L' shaped centre hall leads to the majority of the accommodation with the lounge being located on the left hand side offering a pleasant space which is open plan with the formal dining room and , in turn , the garden room.

The kitchen to the home is fitted with a modern style of base and wall units, excellent worksurface area and is also fitted with a host of appliances. There is also a side door which opens to the gardens.

The three bedrooms are all of a good size and all benefiting from fitted wardrobes. The primary double bedroom is to the front elevation and has a large window allowing ample natural light into the room.

Completing the home are two shower rooms which are fitted with a modern and contemporary white suites comprising step in shower cubicles, w.c, wash hand basin sinks and also storage cupboards.

Externally, the gardens are split between a decorative lawn garden with a sweeping path from the generous drive way to the front and rear elevations of the home and also a rear garden which has been flagged for ease of maintenance and has a high fenced border ensuring privacy.

The oversized garage may be ideal for those seeking both storage for a vehicle or perhaps the creation of a workshop. Measuring 5.85m x 4.2, the generous size allows flexibility for use.

Council: North Yorkshire

Tax Band: E

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2131-9111-4910-1732-0411>

The village of Sowerby

The village of Sowerby links with Thirsk, but retains its own identity and is set in the heart of 'Herriot Country', the gateway to the Yorkshire Dales National Park to the west and the North Yorkshire Moors National Park to the east. Thirsk is also the Darrowby of the late 'James Herriot' (Alf Wight), famous vet and author.

On Front Street, which is the main road through the village, an avenue lined with trees, is an old timbered house and the historical village church, and over Cod Beck at the southern end is an old packhorse bridge.

Local facilities include a reputable public house and a nursing home. There are several schools in Sowerby -Thirsk School on Topcliffe Road, and also a primary school. The village is within easy access of the A1, A19/A168 for commuting both north to Teesside and south to York.

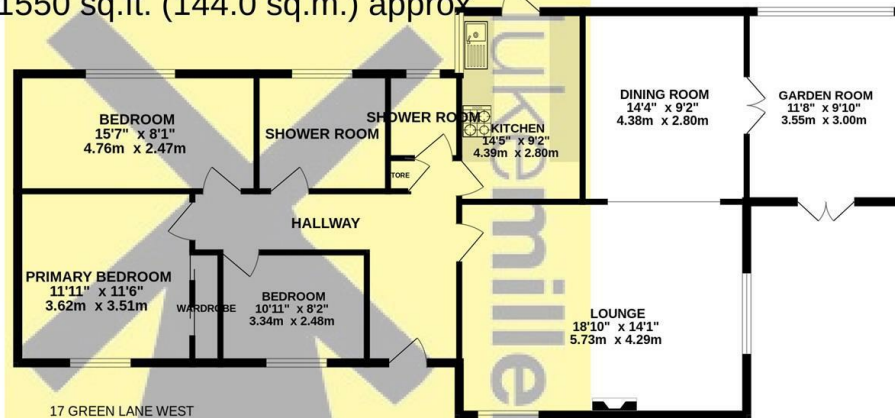
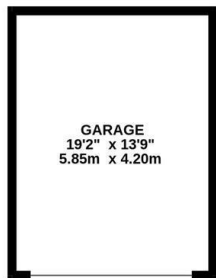
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GROUND FLOOR
1550 sq.ft. (144.0 sq.m.) approx



17 GREEN LANE WEST

TOTAL FLOOR AREA : 1550sq.ft. (144.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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