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Back Lane

Sowerby, Thirsk, YO7 1NJ

Asking Price £375,000



Council Tax: C



27a Back Lane

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Three bedroom detached bungalow in Back Lane, Sowerby. The property has recently undergone a series of works to create the modern and inviting living space now on offer. Briefly comprising; open plan living/dining room, kitchen, utility area, three bedrooms (largest with en-suite WC) and house bathroom. Externally the property offers good sized, low maintenance gardens to both front and rear. With well stocked borders and beds containing a variety of mature plants and shrubs. Shared driveway access to the single garage with lights, power and electric roller shutter door. The mature gardens create a level of privacy which can only be appreciated upon viewing.

Entrance hall

A bright and welcoming entrance to the home. Further door opening in to living room.

Living/Dining Room

20'11 (max)" x 14'11" (6.38m (max)" x 4.55m)
A good sized open plan room with two double glazed windows looking to the front garden. Coved ceiling and central heating radiator. Doors off to kitchen and inner hall.

Inner Hall

Doors off to all bedrooms, bathroom, kitchen and living room. Useful storage cupboard and access to loft.

Kitchen

16'0" x 8'11" (max) (4.88 x 2.74 (max))
Fitted with a range of wall and floor mounted units, completed with complimentary matching work-surfaces. Appliances include; Stainless steel sink and drainer unit with mixer tap, double oven, gas hob

with extractor over and fridge freezer. Double glazed window to side with door to utility room. Ceramic tiled flooring and a central heating radiator.

Utility/Porch

Useful space with plumbing for washing machine and storage space,

Bedroom One

11'3" x 11'3" (3.43 x 3.43)

Double glazed window overlooking rear garden, built-in wardrobes and central heating radiator.

En-suite Toilet

White suite comprising; wash hand basin and WC.

Bedroom Two

14'0" x 9'1" (4.27 x 2.77)

Double glazed window overlooking rear garden, built-in cupboards and central heating radiator.

Bedroom Three

10'0" x 7'8" (3.05 x 2.34)

Double glazed window to side elevation and central heating radiator.

Shower Room

White suite comprising; wash hand basin on vanity, low flush WC and shower in walk-in cubicle. Ceramic tiling to half height wall and shower area. Heated towel rail, extractor and window to side elevation.

Outside

Occupying a generous plot with gardens to both front and rear. The gardens have been carefully created for ease of maintenance, mainly set to gravel with established beds set throughout with a

variety of mature plants and shrubs. Wooden shed and gated access to the single garage.

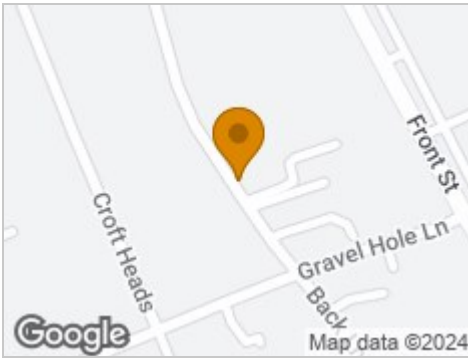
Garage

16'11" x 12'7" (5.18 x 3.84)

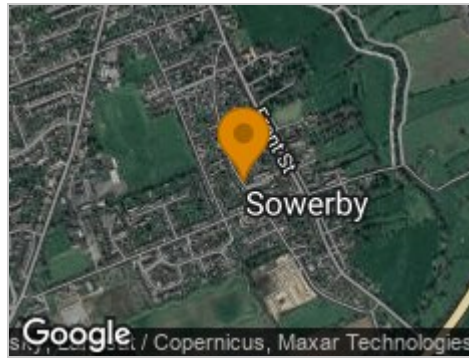
Shared drive leading to the single garage with, light, power and electric roller door.



Road Map



Hybrid Map



Terrain Map



Floor Plan

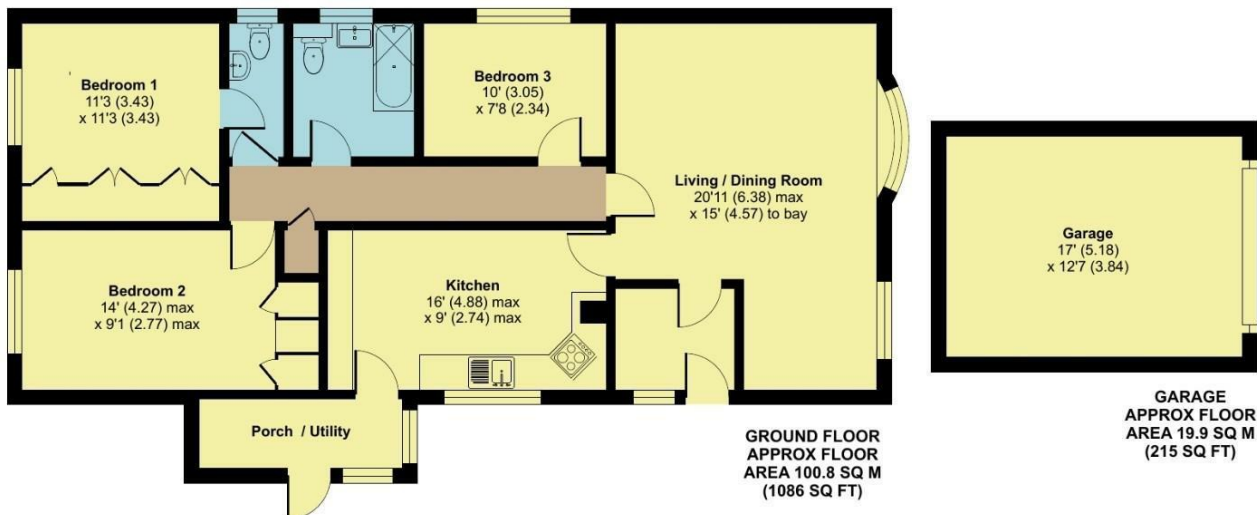
Back Lane, Sowerby, Thirsk, YO7

Approximate Area = 1086 sq ft / 100.8 sq m

Garage = 215 sq ft / 19.9 sq m

Total = 1301 sq ft / 120.7 sq m

For identification only - Not to scale

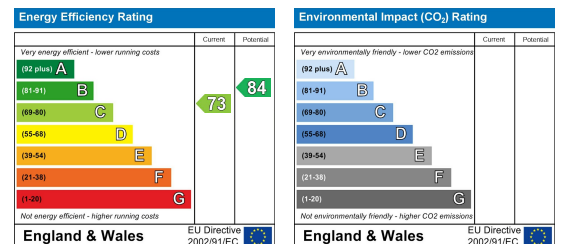


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1158662

Viewing

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 Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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