

HUNTERS®

HERE TO GET *you* THERE



Back Lane
Thirsk, YO7 1NQ

Asking Price £285,000



Council Tax: C



60b Back Lane

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Hunters are pleased to offer this exceptionally well presented two double bedroom bungalow with large gardens and a single garage. The accommodation briefly comprises dual aspect lounge/dining room, recently fitted kitchen leading to a conservatory, house bathroom and two double bedrooms. Viewing strongly recommended.

Entrance Hall

With two useful storage cupboards and doors giving access to all ground floor rooms

Lounge/Dining Room

22'8" x 11'3" (6.93m x 3.45m)

A light and airy room with windows to the front and rear. Traditional wooden fireplace with tiled slips and insert gas fire.

Kitchen

Recently fitted with a new modern kitchen, comprising of a range of wall and floor mounted units and matching work-surfaces. Integrated electric oven, induction hob and fridge. Tiled up-stands and downlights to ceiling. Door and window to kitchen.

Conservatory

11'3" x 8'11" (3.45 x 2.72)

With double glazed window to three sides and tiled floor. Central heating radiator and superb views over the rear garden.

Bedroom One

12'4" x 11'8" (3.76 x 3.56)

Fitted with a good range of wardrobes, window overlooking the front garden, central heating radiator.

Bedroom Two

12'7" x 10'4" (3.84 x 3.15)

Coving to ceiling, window to the rear aspect, central heating radiator.

Bathroom

Fitted with a three piece suite comprising low flush WC pedestal hand basin and panelled bath with hand held mixer tap over. Obscure glazed window to the side elevation

Utility Room

With sink and plumbing for washing machine and with personal door to the garden.

Gardens

The gardens are a particular feature of the property; the front garden is laid to lawn with mature shrubs and a circular bed. The extensive rear garden comprises a good area of patio adjacent to the conservatory with a lawned garden planted with mature shrubs.

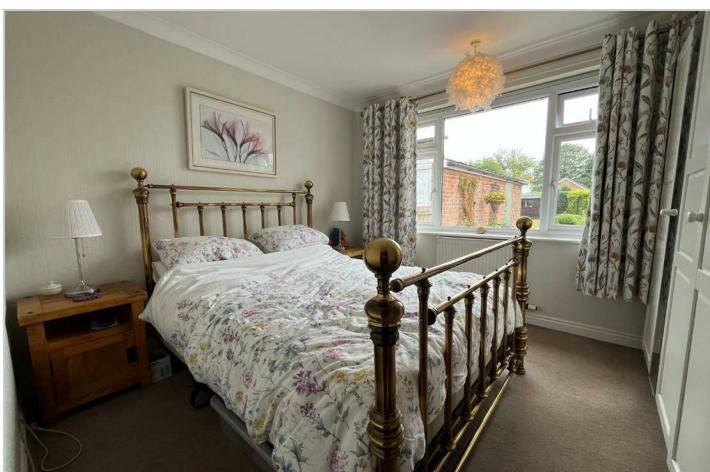
Garage

24'0" x 10'11" (7.34 x 3.33)

With up and over door.

Note

A covenant exists in relation to the building of a separate independent dwelling in the garden.



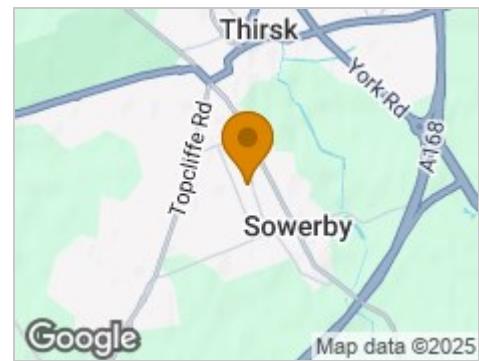
Road Map



Hybrid Map



Terrain Map



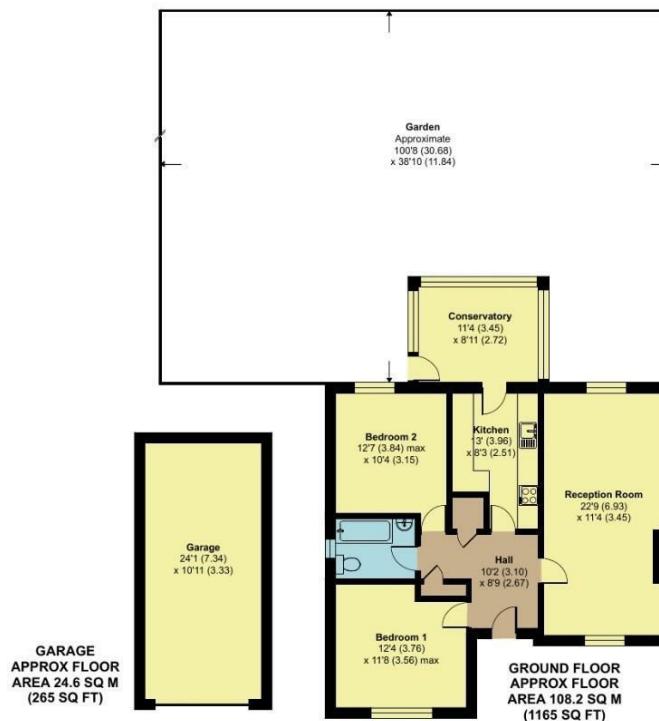
Floor Plan

Back Lane, Sowerby, Thirsk, YO7



Approximate Area = 900 sq ft / 83.6 sq m
 Garage = 265 sq ft / 24.6 sq m
 Total = 1165 sq ft / 108.2 sq m

For identification only - Not to scale



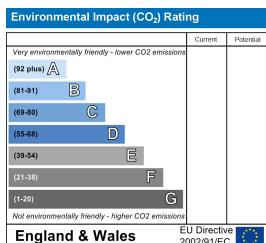
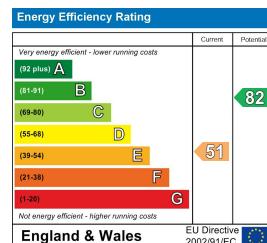
Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhecom 2022.
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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.