

Davis
Lund

Back Lane
Sowerby
Thirsk
YO7 1NQ

Guide Price £395,000





Accommodation

A substantial detached house, situated on a fantastic size plot and revealing spacious and flexible accommodation, including a well proportioned main house and attached annexe, plus delightful gardens.

The layout offers great flexibility, sure to be of interest to purchasers wanting to incorporate a relative, whilst the annexe has also previously been utilised as a holiday let. The layout could of course be reconfigured to suit, subject to any required consents. The property has been much loved and well maintained, whilst it does now offer the opportunity to modernise to personal taste.

Offered for sale with no onward chain, the house is ideally situated for access to the centre of Thirsk, with ease of access to shops, amenities and primary/secondary schools, whilst transport links are readily available, including the A19 and A1.

On the ground floor the main house offers an entrance hall with stairs rising to the first floor and understairs storage. There is a spacious double aspect living room with an open fire and a bedroom to the front of the property, whilst there is a bathroom and open plan kitchen/diner to the rear. To the first floor there is a small landing with boiler cupboard, plus two good size double bedrooms, both with eaves storage. The annexe has its own access, whilst there is also a further door from the kitchen. It offers a good size hallway with WC, kitchen, shower room and spacious living room/bedroom, which offers an open fire and double doors to the rear garden.

Externally double gates give access to the block paved driveway, providing parking for several vehicles and leading to the single garage. There is a well stocked front garden, part laid to lawn and with two mature trees providing privacy. The rear garden is a great size and beautifully kept, being fully landscaped and again well stocked, with an array of shrubs, plants and trees, whilst the garden enjoys a high level of privacy. There is a feature pond and block paved entertainment area, accessed from the annexe and attracting a lot of sunshine.

Homes in this sought after area are rare to market, especially situated on such a good size plot and this infrequent opportunity is not to be missed.

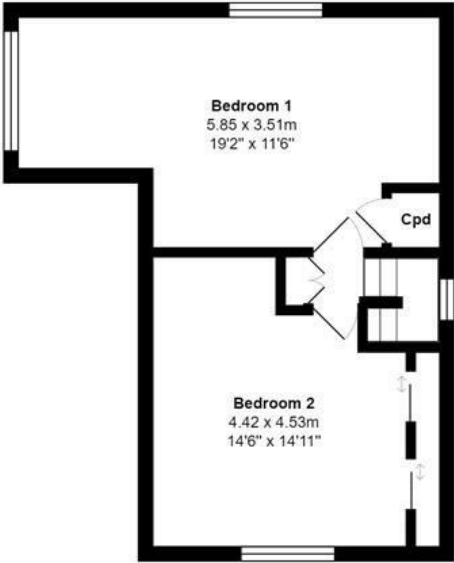




Floorplan



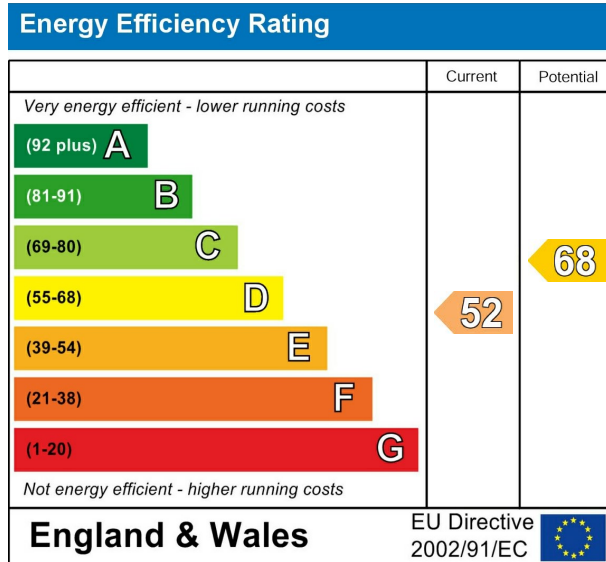
Ground Floor



First Floor



EPC



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