

NOVE

Pennine View Gravel Hole Lane, Sowerby

Thirsk

Guide Price £428,000



# Pennine View Gravel Hole Lane

Sowerby, Thirsk

Nestled on a generous plot, this recently modernised house exudes charm and practicality. Offering ample space, the property boasts off-street parking and a double garage, catering to convenience and functionality. Beyond the impressive exterior lies a thoughtfully designed interior ready to be transformed into a warm and inviting home.

Outside, the expansive front garden with its lush lawn sets a picturesque scene, while the side drive effortlessly accommodates approximately five vehicles. The rear of the property unveils a delightful paved garden featuring a tranquil pond, ideal for relaxation. Moreover, the substantial double garage, equipped with two electric doors and complete with power and lights, presents a perfect space for storage or as a workshop, measuring 5.79m x 5.21m.

This lovely family home is immaculately presented and sits in a quiet, private spot with easy access to the Towns amenities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- CHAIN FREE
- Large Plot
- Recently Modernised
- Off street parking for multiple vehicles
- Double Garage





### Hall

On entering the property you are welcomed into a light spacious hall, offering access to all ground floor rooms and stairs to the first floor.

### Reception Room

11' 9" x 10' 1" (3.57m x 3.07m)

To the front of the property this large reception room has double doors to the front garden. Currently used as a play room but a very versatile space.

### Living Room

15' 0" x 10' 0" (4.58m x 3.06m)

To the front of the property the living room has double doors opening onto the garden, which flood the room with natural light and warmth.

### Downstairs Toilet

10' 1" x 3' 8" (3.07m x 1.11m)

With a window to the side elevation the downstairs toilet is fitted with white basin and storage unit. The wood effect flooring and wood panelling add lovely features.

### Dining Kitchen

27' 9" x 9' 7" (8.47m x 2.93m)

The Dining kitchen stretches across the back of the property for a lovely family space. The green base and wall units sit beneath Silestone work tops, the Belfast sink has an integrated draining board. The fridge, freezer and dishwasher are all integrated, the Neff oven is at eye height and there is a built in convection microwave also. The induction hob sits beneath an extractor fan. With double doors to the garden and a window to the side elevation the kitchen is a warm, sunny room.





### Utility Room

13' 1" x 4' 10" (4.00m x 1.47m)

The utility room houses the oil boiler, there are base unit for storage and plumbing for the washing machine and tumble dryer. a stainless steel sink is fitted into the stone effect worktop perfect for muddy boots or paws.

### Landing

The landing offers access to all first floor rooms and has loft access.

### Bedroom One

13' 9" x 13' 6" (4.18m x 4.11m)

With two windows to the front elevation the main bedroom is light and sunny with ample room for furniture.

### Ensuite

With double size shower enclosure fitted with rainfall and handheld head, the ensuite is finished with tiled floor and walls, a chrome towel radiator and white toilet and basin.

### Bedroom Two

13' 7" x 7' 1" (4.13m x 2.17m)

To the rear of the property the double bedroom has a large double glazed window and wall mounted radiator.

### Bedroom Three

10' 8" x 10' 2" (3.26m x 3.09m)

A large double bedroom to the front of the property with fitted wardrobes and large double glazed window.

### Bedroom Four

13' 6" x 7' 1" (4.12m x 2.17m)

To the rear of the property this good size, double bedroom has a large window overlooking the garden.

### House Bathroom

6' 10" x 6' 6" (2.09m x 1.98m)

With white bathroom suite and shower over the bath the house bathroom is fitted with a large double end bath, white toilet and basin and a towel radiator, the obscured glass window to the side elevation allows for natural light and ventilation.









## GARDEN

The property sits on a large plot with lawned garden to the front, the drive stretches the side of the plot and allows parking for multiple vehicles. To the rear is a paved garden with pond and large double garage. A fantastic and constantly used snug has been created with lighting and power. This area is a private space for outdoor entertaining.

## GARAGE

### Double Garage

The large double garage has two electric doors, and is fitted with power and lights. The garage is 5.79m x 5.21m





## My New Project

SUBMITTED BY  
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CREATED ON  
2025-05-15

LOCATION  
Pennine View  
Sowerby

DETAILS  
Total area: 135.89 m<sup>2</sup>  
Living area: 135.89 m<sup>2</sup>  
Floors: 2  
Rooms: 14

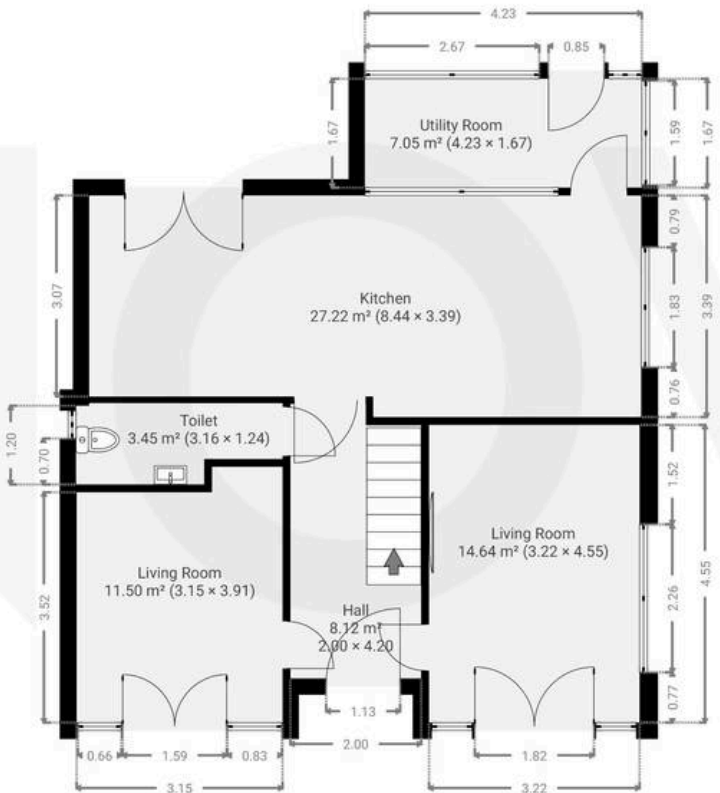
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DISCLAIMS ANY WARRANTY INCLUDING,  
WITHOUT LIMITATION, SATISFACTORY QUALITY  
OR ACCURACY OF DIMENSIONS.

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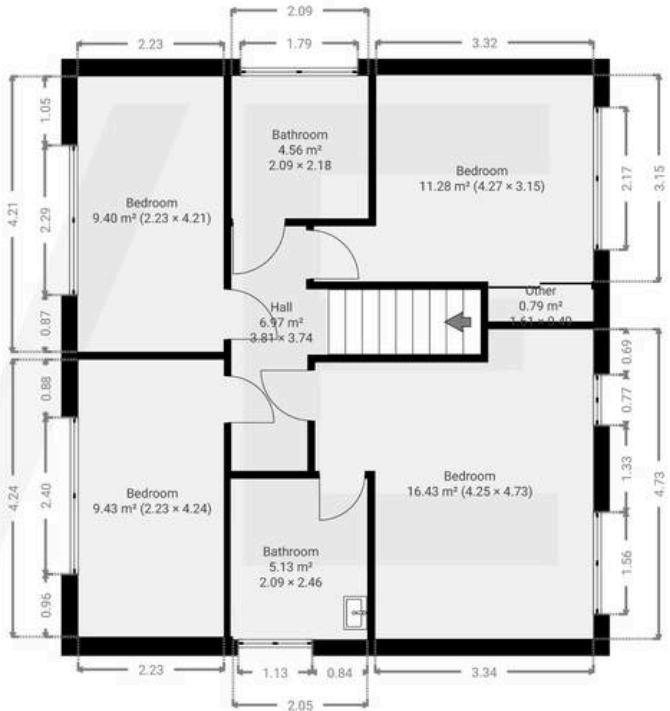
### ▼ Ground Floor

TOTAL AREA: 71.94 m<sup>2</sup> • LIVING AREA: 71.94 m<sup>2</sup> • ROOMS: 6



### ▼ 1st Floor

TOTAL AREA: 63.94 m<sup>2</sup> • LIVING AREA: 63.94 m<sup>2</sup> • ROOMS: 8





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