

# NOVE



2 Mac Arthur Close, Sowerby

Thirsk

Guide Price £300,000



## 2 Mac Arthur Close

Sowerby, Thirsk

Nestled in a fabulous location, this beautifully presented 2-bedroom semi-detached bungalow offers a cosy retreat. Boasting immaculate gardens and off-street parking, this home is perfect for those seeking comfort and convenience. The house features gas central heating for warmth throughout, ensuring a cosy ambience year-round.

Step inside this charming property to find a thoughtfully designed layout that maximises space and natural light. The external storage provides ample room for all your belongings, while the summer house offers a serene spot to relax and unwind.

With two well-appointed bedrooms, this bungalow is perfect for a small family or those looking for a peaceful abode. Whether you're enjoying a quiet night in or entertaining guests, this home offers the ideal setting for every occasion. Don't miss the opportunity to make this lovely house your own and experience the joys of bungalow living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Beautifully Presented
- Two bedroom Semi detached bungalow
- Immaculate Gardens
- Off Street Parking
- Fabulous Location
- Gas Central Heating
- External Storage
- Summer House





### Dining Kitchen

14' 0" x 9' 11" (4.26m x 3.01m)

To the front of the property the dining kitchen has dual aspect windows and access to the drive. The cream base and wall units house the dishwasher, washing machine, fridge freezer, microwave and double oven. The induction hob is set into the wood effect worktops.

### Hall

The spacious hall has a large storage cupboard, loft access and access to all rooms.

### Living Room

16' 11" x 12' 6" (5.15m x 3.80m)

With large window over looking the front garden the living room has wood effect flooring and a large electric fire set into a micro marble hearth and fireplace.

### Bedroom One

13' 0" x 10' 11" (3.95m x 3.34m)

With a large window to the rear garden and fitted storage the main bedroom is light and spacious.

### Bedroom Two

11' 5" x 9' 11" (3.49m x 3.02m)

To the rear of the property with a door to the garden and large window which floods the room with light. there is also fitted storage.

### Shower Room

6' 9" x 6' 4" (2.07m x 1.94m)

The Shower room is fitted with a walk in double size shower cubicle. The tiled walls and floor give the room a very modern feel while been easy to maintain. Recessed spot lights and an obscured glass window to the side of the property.





## GARDEN

The beautiful garden is designed to be easily maintained while maximising enjoyment. Laid with gravel and attractive summer house fitted with electricity.

## FRONT GARDEN

To the front of the property, a landscaped, low maintenance area with planted shrubs and trees.

## DRIVEWAY

2 Parking Spaces







## My New Project

SUBMITTED BY  
Nove Property  
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01845470047

CREATED ON  
2025-06-09

DETAILS  
Total area: 66.04 m<sup>2</sup>  
Living area: 66.04 m<sup>2</sup>  
Floors: 1  
Rooms: 9

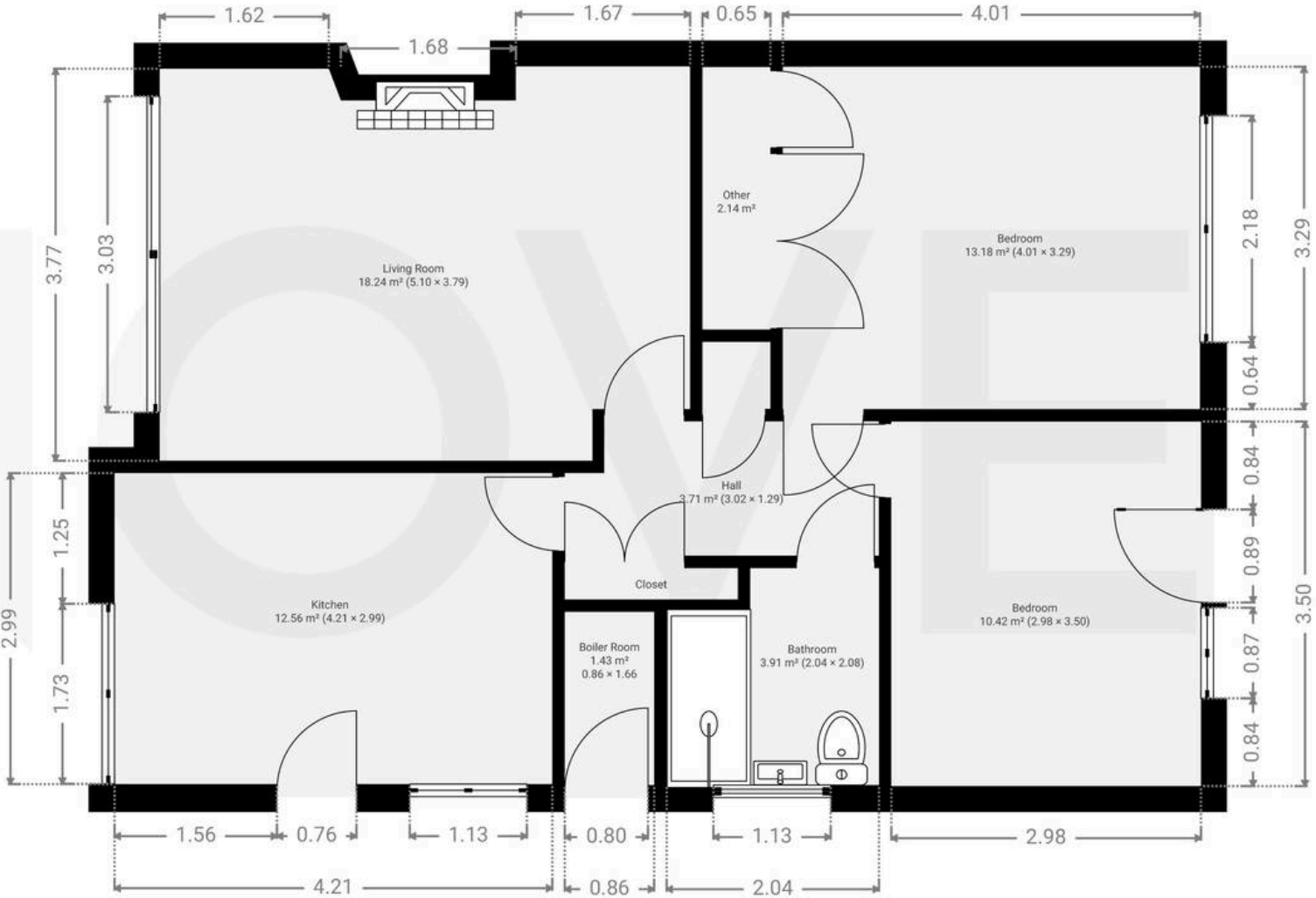
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DISCLAIMS ANY WARRANTY INCLUDING,  
WITHOUT LIMITATION, SATISFACTORY QUALITY  
OR ACCURACY OF DIMENSIONS.

0.0 0.5 1.0 1.5 2.0m  
1:61

## ▼ Ground Floor

TOTAL AREA: 66.04 m<sup>2</sup> • LIVING AREA: 66.04 m<sup>2</sup> • ROOMS: 9





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