

NOVE



Yorkholme Back Lane, Sowerby

Thirsk

Guide Price £320,000

Yorkholme Back Lane

Sowerby, Thirsk

Welcome to this exceptional detached two-bedroom bungalow, where contemporary style meets practical living and every detail is designed for comfort and ease. This home boasts a thoughtfully designed layout featuring two spacious bedrooms, a modern bathroom, and two versatile reception rooms. Sleek neutral décor and expansive windows throughout the bungalow create a bright, airy atmosphere, enhanced by modern lighting and premium finishes at every turn. The principal bedroom offers ample built-in wardrobes for generous storage, while the second bedroom includes additional built-in storage and soft, cosy carpeting - perfect as a guest room, nursery, or home office. The living areas are equally impressive, with a stunning modern electric fireplace set against a custom-built wall unit, built-in shelving with ambient lighting, and designated space for a wall-mounted TV. French doors and large windows flood these rooms with natural light, seamlessly connecting the indoor spaces to the inviting outdoor patio and garden.

Culinary enthusiasts will love the sleek, contemporary kitchen, fully equipped with integrated appliances, a double oven, and abundant counter space for meal preparation. The stylish dark tile backsplash, elegant cream cabinetry, and wooden countertops create a sophisticated yet inviting atmosphere, while large windows ensure a bright, functional cooking space. The modern bathroom continues the home's high standard, featuring a spacious walk-in shower, heated towel rail, large-format tiling, and frosted windows for privacy and natural light - ideal for unwinding after a busy day. For added convenience, the property includes a charming conservatory with solid roof and panoramic windows, perfect for relaxing in all seasons or enjoying a morning coffee with garden views.

Step outside to discover a beautifully landscaped, low-maintenance garden. The paved patio offers a perfect setting for outdoor dining or entertaining, complete with stylish seating and a practical storage shed for all your gardening needs. Modern sliding doors and French doors from the main living spaces effortlessly blend indoor and outdoor living, making this home ideal for gatherings or peaceful solitude. A paved entrance area welcomes you with contemporary style, while the brick exterior promises long-lasting durability and classic kerb appeal. The property further benefits from a garage and ample off-road parking on the paved driveway, ensuring plenty of secure parking for residents and guests alike.

This bungalow is turn key ready after a full renovation, including new windows and new bathroom by the current owners and a full electrical rewire. A full schedule of works can be provided at request.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E

- Fully Renovated Throughout
- Modern kitchen with integrated appliances





Hallway

5' 9" x 4' 9" (1.75m x 1.45m)

Entering through the Anthracite front door into a handy hall area to remove shoes and coats.

Living Room

14' 9" x 22' 7" (4.50m x 6.89m)

A fantastic space with large, double glazed window, media wall with recessed wiring, illuminated shelving and living flame fire. Freshly carpeted and decorated.

Conservatory/Dining Room

10' 2" x 11' 0" (3.09m x 3.36m)

A great space with large, double glazed windows, fitted with blinds for optional privacy. The solid roof ensures this is a practical, and usable space all year round. Sliding doors can open through to the outdoor seating area.

Kitchen

11' 1" x 14' 3" (3.39m x 4.34m)

The kitchen has been upgraded with new counter tops and tiling. The kitchen houses an electric oven, electric hob, fridge freezer and washing machine, all of which can remain with the property. A pedestrian door leads out to the rear.

Internal Hallway

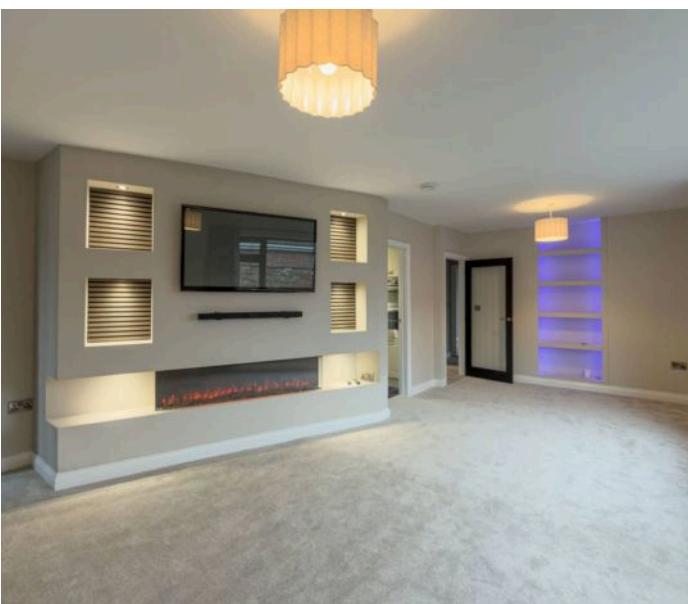
5' 1" x 9' 4" (1.55m x 2.84m)

Recarpeted and with replaced internal doors, the internal hall leads out from the living room, offering access to storage both bedrooms and the bathroom. The loft hatch has been extended and has fold down ladders for easy access to the boarded attic space.

Bathroom

7' 7" x 7' 3" (2.30m x 2.21m)

The bathroom has been completely upgraded, with tiling to the floor and walls, a new white suite including double size, walk in shower area.



Bedroom One

10' 0" x 13' 5" (3.06m x 4.09m)

A spacious room with large, double glazed window, wall mounted electric heater and built in storage.

Bedroom Two

10' 7" x 9' 5" (3.22m x 2.86m)

With large, double glazed window, wall mounted electric heater and built in storage.

Garage

19' 4" x 10' 5" (5.90m x 3.17m)

A large garage with up and over door to the front, pedestrian door to the rear. The garage benefits from light and power.





YARD

The low maintenance yard offers ample outside seating, a large shed and access through to the Garage via the pedestrian door to the rear and up and over door to the front.

GARAGE

Single Garage

DRIVEWAY

1 Parking Space



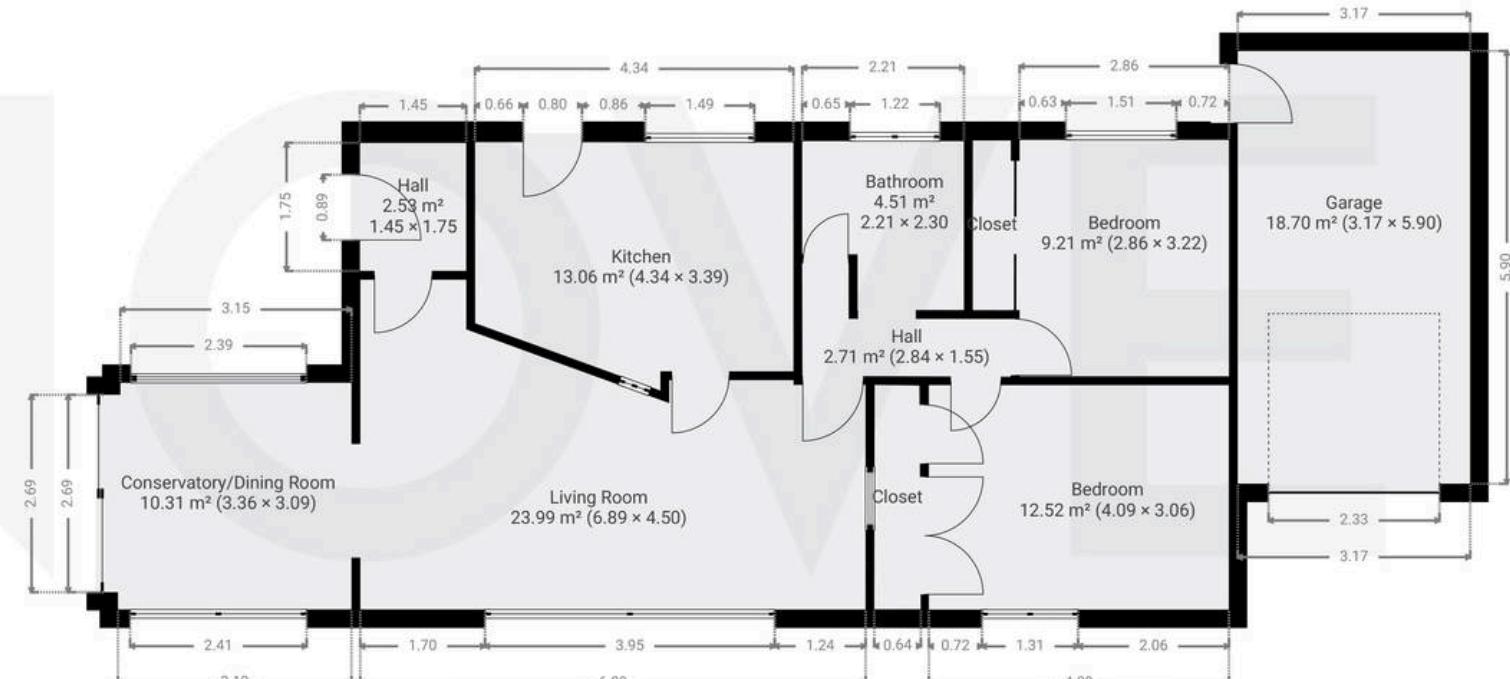
▼ Ground Floor

TOTAL AREA: 100.60 m² · LIVING AREA: 81.90 m² · ROOMS: 11**My New Project**

SUBMITTED BY
Nove Property
info@noveproperty.co.uk
01845470047

CREATED ON
2026-02-02

DETAILS
Total area: 100.60 m²
Living area: 81.90 m²
Floors: 1
Rooms: 11



Nove
info@noveproperty.co.uk
www.noveproperty.co.uk
01845 407047

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



NOVE



Nove

9 Bridge Street, Thirsk - YO7 1AD

01845 407047

info@noveproperty.co.uk

noveproperty.co.uk

