

Davis
Lund

Back Lane
Sowerby
North Yorkshire
YO7 1JT

Offers Over £285,000





Accommodation

Set in the lovely village of Sowerby, this delightful two bedroom detached bungalow is sure to appeal to a range of potential purchasers, having been well maintained and much improved in recent years, now revealing a lovely light and airy interior. Located a short distance from Thirsk town centre, this surprisingly spacious property also boasts low maintenance gardens, single garage and driveway parking.

The bungalow 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. Thirsk train station, with national rail links, is also just a short drive away.

On entering the property, the main entrance door leads into the stylish double aspect kitchen/diner, fitted with a range of modern units and some integrated appliances, whilst double doors lead out onto the front garden. There is a good-sized living room, with large window overlooking the front garden. The inner hallways offers two storage cupboards and loft access. The main bedroom comes with fitted storage, there is a further double bedroom and a modern shower room, part tiled and fitted with a white suite. The property is double glazed and gas central heating is in place.

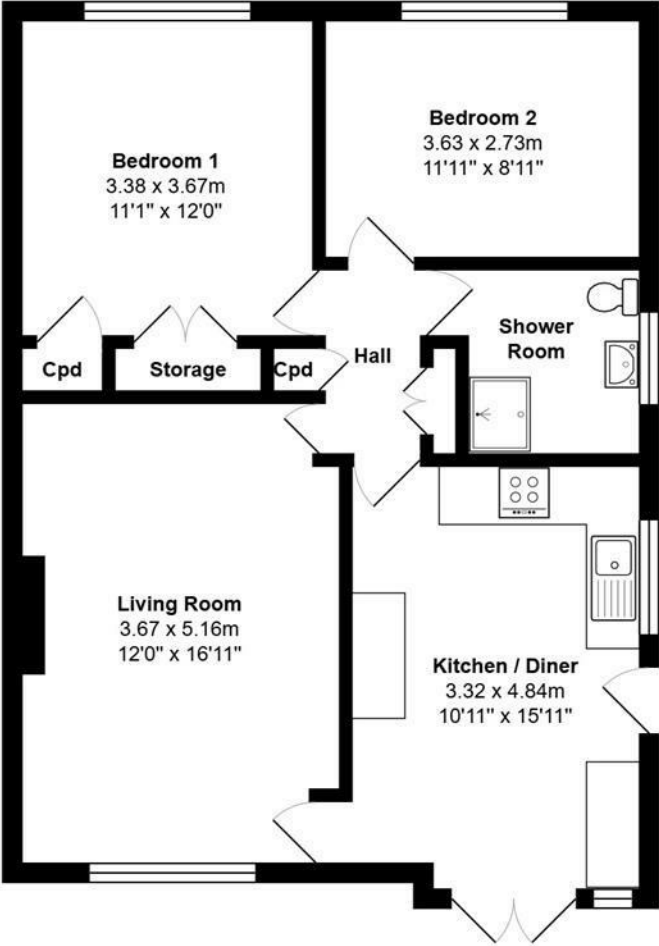
Externally, the property offers parking and a single garage to the rear, accessed via a shared driveway. There is a paved seating area to the rear along with a delightful front garden, well positioned to be a suntrap. The front garden is mostly gravelled for ease of maintenance, with stocked flower beds, patio area and a pathway leading to the front door.

Properties in this sought after area are rare to market and an early viewing is advised on this delightful bungalow, which is sure to appeal to a variety of purchasers.



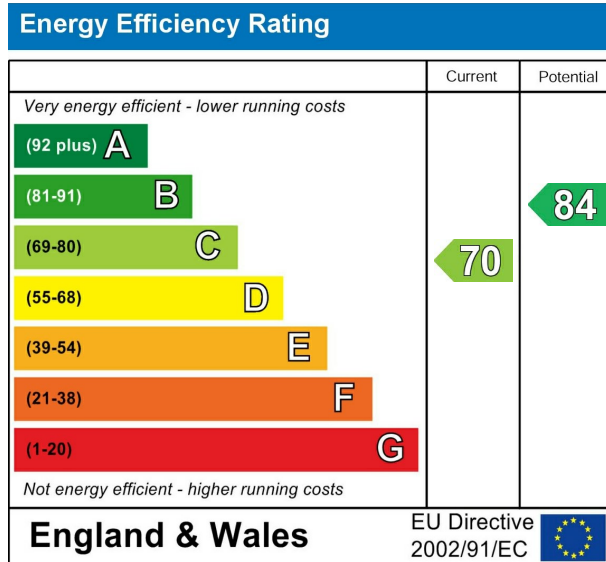


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

