

NOVE

56 Back Lane, Sowerby

Thirsk

Offers Over £180,000



56 Back Lane

Sowerby, Thirsk

A well-presented two-bedroom terraced house in Sowerby, extended to the rear and offering more ground floor space than the frontage suggests.

The living room is a generous, light space centred on a wood-burning stove with a timber surround, with built-in shelving and a large front window. To the rear, the kitchen is fitted with grey shaker-style units, integrated appliances, and a patterned tile splashback, with plumbing for a washing machine within. A conservatory extends the ground floor further, currently used as a dining and sitting space, with direct access to the rear garden. The bathroom completes the ground floor, finished with large white tiles, a bath with shower over, and a WC.

Upstairs, the main bedroom is a comfortable double with built-in storage and a dressing room off, currently used as a home office and well suited to that purpose. The second bedroom is a good-sized double overlooking the rear garden, decorated with care and in excellent order throughout.

Outside, the rear garden is gravelled and low-maintenance, with a paved patio, planted borders, timber fencing, and a storage shed. The garden does have an easement across offering neighbours access for bins etc.

A well-finished terraced home with a practical layout and a pleasant outlook at the rear.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Conservatory with garden access
- Modern kitchen with integrated appliances
- Wood burning stove in living room
- Low-maintenance patio area
- Bright sunroom
- Built-in storage and shelving throughout
- Ample natural light in all rooms





Hallway

12' 6" x 2' 8" (3.81m x 0.81m)

Accessed from the UPVC front door, offering access to the living areas and stairs to the first floor.

Living Room

12' 6" x 11' 8" (3.81m x 3.55m)

A generous front-facing double reception room centred on a wood-burning stove with a timber beam above and built-in shelving. The room benefits from a large under stairs storage area.

Kitchen

9' 7" x 8' 0" (2.91m x 2.44m)

Fitted with grey shaker-style units and a patterned tile splash-back, with plumbing for all appliances within.

Bathroom

8' 0" x 5' 1" (2.44m x 1.55m)

Finished with large white tiles, a bath with shower over, WC, and pedestal basin.

Conservatory

12' 9" x 8' 6" (3.88m x 2.60m)

A light-filled rear extension currently used as a dining and sitting space, with direct access to the garden.



Bedroom One

8' 0" x 7' 7" (2.43m x 2.32m)

A comfortable double with built-in storage and a dressing room off, currently used as a home office.

Dressing room/Study

8' 0" x 7' 5" (2.43m x 2.27m)

A useful additional space off the main bedroom, currently configured as a home office with large wardrobe units in situ.

Bedroom Two

11' 6" x 10' 11" (3.50m x 3.33m)

A good-sized bedroom overlooking the rear garden, in excellent order throughout.





GARDEN

The low maintenance garden is has access through a walkway to the side of the property and contains a large shed for external storage. There is an easement in place which allows neighbourly access for bins etc.

ON STREET

1 Parking Space





56 Back Lane

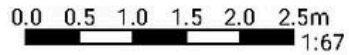
SUBMITTED BY
Nove Property
info@noveproperty.co.uk
01845470047

CREATED ON
31 March 2026

DETAILS
Total area: 60.89 m²
Living area: 60.89 m²
Floors: 2
Rooms: 11

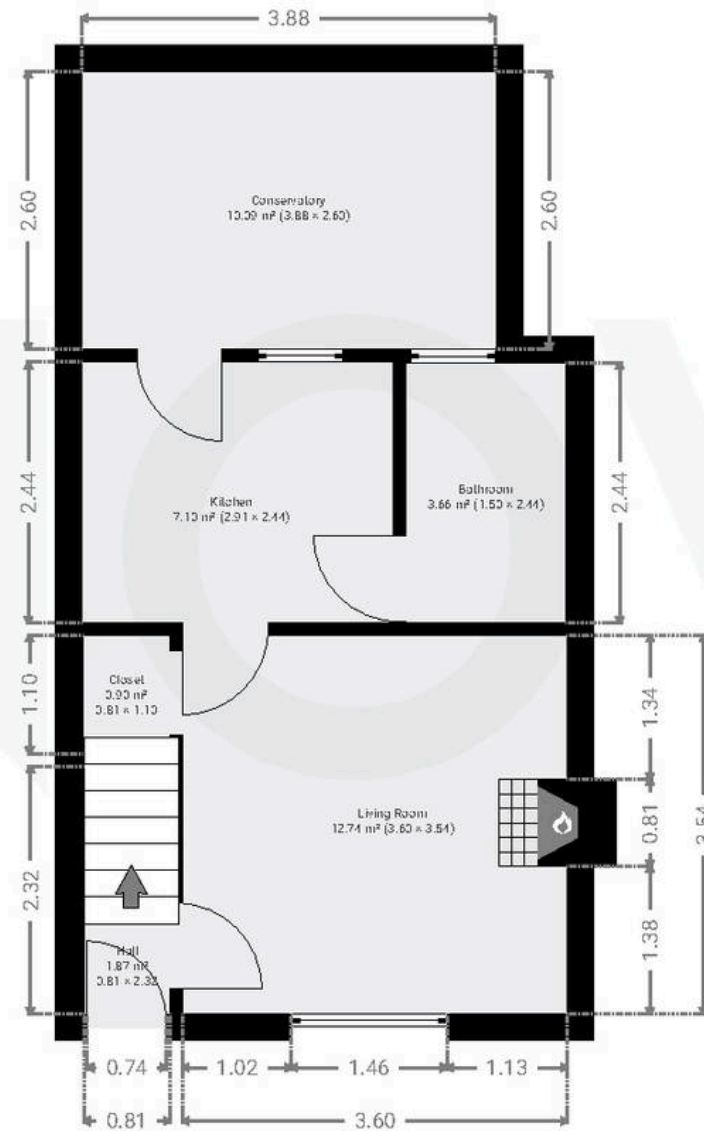
Nove
info@noveproperty.co.uk
www.noveproperty.co.uk
01845 407047

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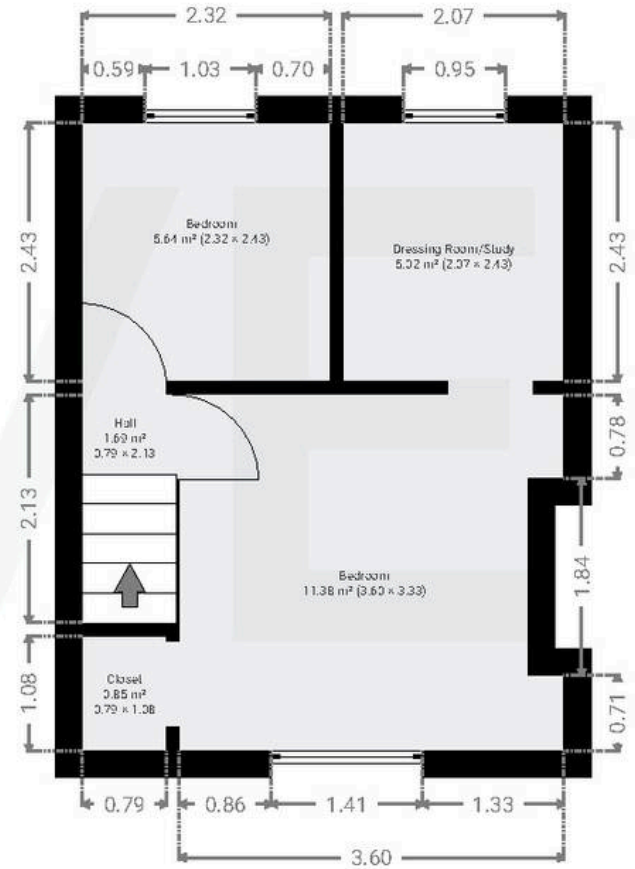
▼ Ground Floor

TOTAL AREA: 36.34 m² · LIVING AREA: 36.34 m² · ROOMS: 6



▼ 1st Floor

TOTAL AREA: 24.56 m² · LIVING AREA: 24.56 m² · ROOMS: 5



NOVE



Nove

9 Bridge Street, Thirsk - YO7 1AD

01845 407047

info@novestate.co.uk

novestate.co.uk

