



## Back Lane , Sowerby

### Guide price £240,000



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Freehold | EPC rating: U

- Excellent Location
- Upstairs and downstairs toilets
- Large Garden

- Well appointed bungalow
- Conservatory
- Workshop in the garden

# BELVOIR!

Property is personal

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## Description

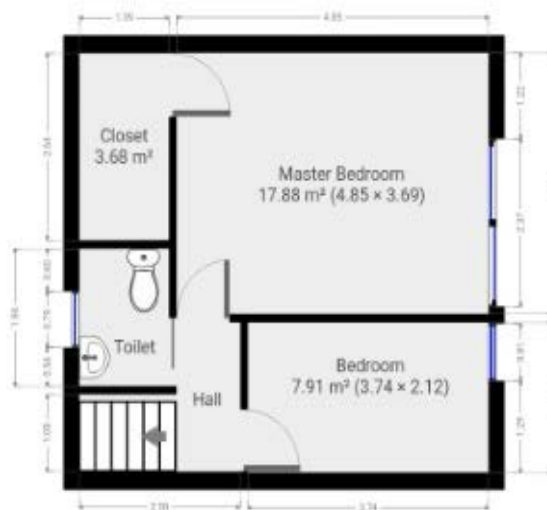
Belvoir are thrilled to present to the market this bungalow located in the sought after village of Sowerby, the property is on a large plot with external workshop and shed.

The property has been extended to the first floor offering complete versatility.

On entering into the property you are welcomed into the kitchen with a range of base and wall units, the sitting room has a large window to the front elevation, moving through the property theres a large room to the rear which has previously been used as a bedroom.

To the first floor there is a double and a single bedroom both with eaves storage and a separate toilet with basin and window to the re of the property.

## Floorplan



## Kitchen

With range of base and wall units the kitchen has space for a dining table and window to the front and side of the property.

*7ft x 14.1ft (2.12m x 4.29m)*

## Bedroom One

Situated on the ground floor, bedroom one has wood effect flooring and a large window looking into the conservatory. The room has built in storage as well as a hand made desk offering use as a bedroom, additional reception area, study or dining room.

*12.6ft x 9.4ft (3.85m x 2.85m)*

## Hall

Converted from the previous second bedroom this spacious hallway now houses the stairs to the first floor with excellent storage beneath, tiled flooring, perfect for muddy boots and paws, with access through the conservatory to the rear.

## Bedroom Two

This large double bedroom has built in storage and walk in eaves storage.

*16.3ft x 10.5ft (4.96m x 3.21m)*

## Upstairs Toilet

White toilet and basin suite with obscured glass window to the rear of the property.

*6.4ft x 4.4ft (1.96m x 1.33m)*

## Agent Comments

This fantastic property has been the current owners home for many years and has been lovingly cared for as such. The property has been extended to the first floor offering great versatility. The outside space is fantastic and this popular location will mean that viewers are advised to request a viewing quickly.

## Living Room

The living room has a large window overlooking the front garden, the floor is tiled with large light coloured tiles.

*12.3ft x 15.4ft (3.75m x 4.69m)*

## Shower Room

The house bathroom has a double size shower cubicle, white toilet and basin, obscured glass window to the side elevation. The bathroom floor and walls are fully tiled.

*6.5ft x 6.3ft (1.98m x 1.91m)*

## Conservatory

The conservatory runs along the back of the house, offering additional reception space with views over the garden.

*11.2ft x 7.6ft (3.42m x 2.32m)*

## Bedroom Three

Single bedroom with a UPVC window to the front of the property.

*6.9ft x 12.2ft (2.11m x 3.73m)*

## Outside

To the front of the house is an enclosed garden with double gates over the recently upgraded resin driveway. The driveway runs the length of the property down to a single garage with barn style doors. The garage benefits from power and lighting. To the rear is a large garden, currently kept intentionally 'low maintenance' with a range of hard standing, border planting and water feature. The garden runs down to a large workshop which benefits from power and lighting and a smaller storage shed.

# Photographs



## Map



## Notes