







## **Accommodation**

A modern detached family house, situated in the highly desirable village of Sowerby and revealing well-proportioned and neatly presented four bedroom accommodation.

The property has been much improved by the current owners and the flexible layout is sure to suit a variety of potential purchasers, not least growing families.

The house 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 the ground floor the main entrance door leads into the good size entrance hall, with stairs rising to the first floor and under stairs storage, a cloakroom/WC and study. The living room offers a large bay window and media wall, with a feature electric fire. The open plan kitchen/diner/family room is a lovely living space, with double doors to the rear garden and further side entrance door. The kitchen comes fitted with a range of modern units and some integrated appliances, whilst also housing the boiler. To the first floor there is a landing with loft access, main bedroom with ensuite, three further bedrooms and the stylish fully tiled house bathroom, fitted with a modern white suite, including a bath with glazed screen and shower over. The property is double glazed and it also benefits from gas central heating.

Externally there is a lawned garden to the front of the house, with a pathway leading to the front door and side access to the rear garden. Vehicle access is available, leading to the single garage with power, and off-street parking for two cars. The fully enclosed rear garden is gravelled and designed with ease of maintenance in mind, whilst there is also a rear access door to the garage.

Properties in this sought after area are rare to market and this lovely home offers great value for money, in comparison to new build properties currently available close by.



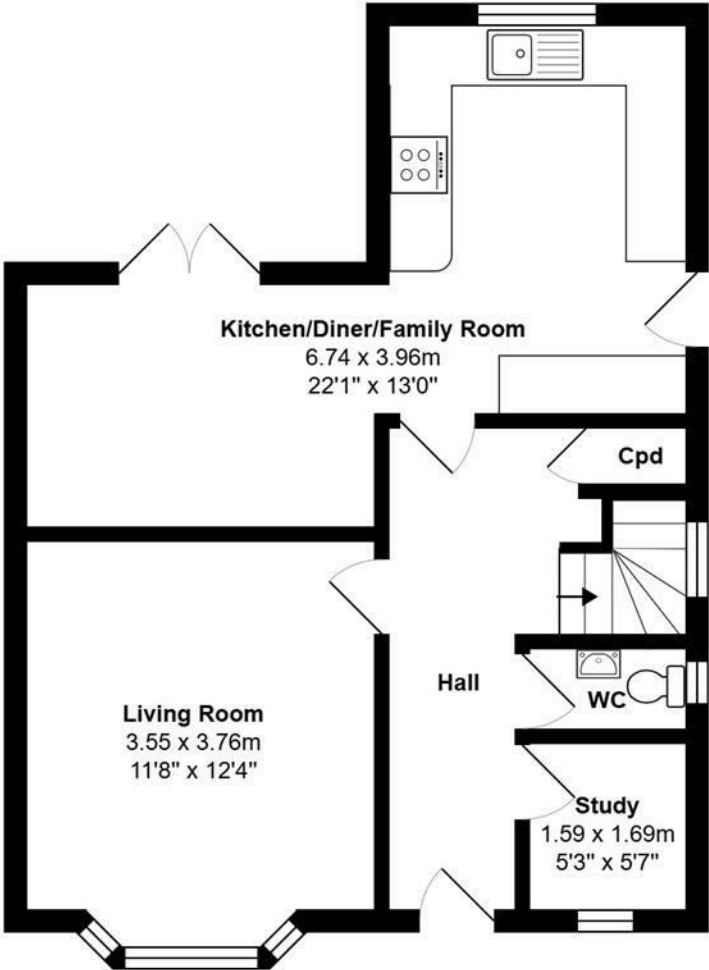




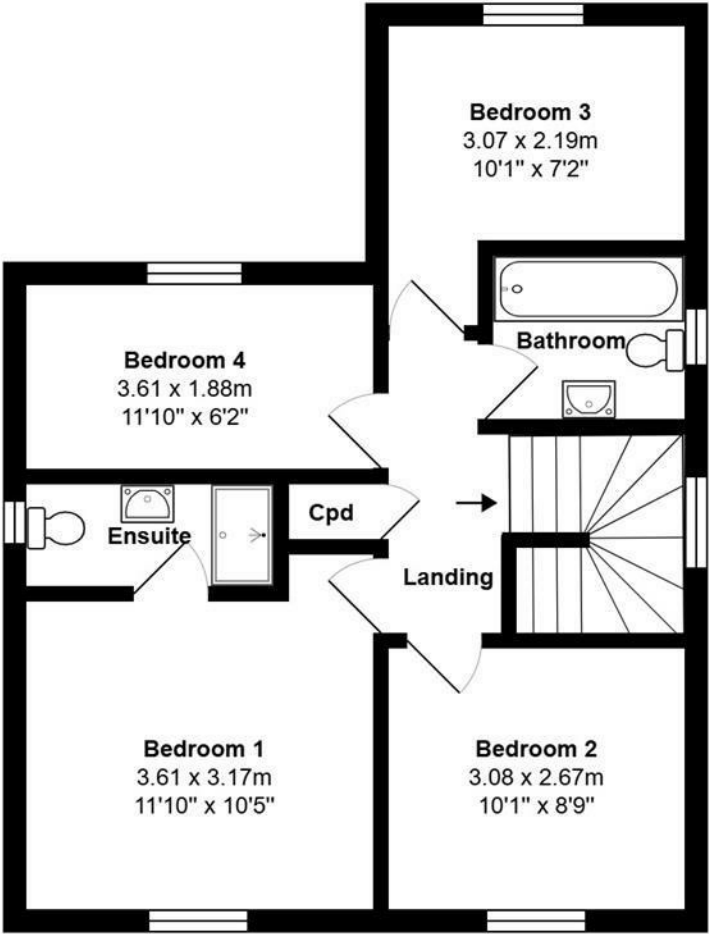




Floorplan



Ground Floor



First Floor



Garage







## EPC

| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |                                                                                     |
|-----------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                                                 | Current                    | Potential                                                                           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |                                                                                     |
| (92 plus) <b>A</b>                                              |                            |                                                                                     |
| (81-91) <b>B</b>                                                |                            |                                                                                     |
| (69-80) <b>C</b>                                                |                            |                                                                                     |
| (55-68) <b>D</b>                                                |                            |                                                                                     |
| (39-54) <b>E</b>                                                |                            |                                                                                     |
| (21-38) <b>F</b>                                                |                            |                                                                                     |
| (1-20) <b>G</b>                                                 |                            |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |                                                                                     |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |

VIEWING BY APPOINTMENT ONLY - 01845 421010 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://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.

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