

**D**avis  
**L**und

Oak Drive  
Sowerby  
Thirsk  
YO7 3RF

Guide Price £200,000







## **Accommodation**

A delightful two bedroom mid terraced house, constructed approximately five years ago and situated on an ever popular development. The house sits on a generous size plot, revealing a modern interior and a good size enclosed rear garden, whilst parking is also available.

On the ground floor there is an entrance hall with stairs rising to the first floor and a cloakroom/WC. The living room overlooks the rear garden, with double doors leading onto the patio. The stylish kitchen/diner comes fitted with a range of units and some integrated appliances, completing the downstairs layout. To the first floor there is a landing with loft access hatch, two good size bedrooms and the house bathroom, part tiled and fitted with a white suite, including a bath with glazed screen and shower over.

Externally there is an allocated parking space and a pathway leads to the front door. The rear garden is enclosed with fenced boundaries, with a substantial timber shed and raised planters. The garden is somewhat of a blank canvass, ready to be landscaped to personal taste.

The location is well served, with an array of shops and amenities readily available, being approximately 1.5 miles from the centre of Thirsk. There are lovely countryside walks on the doorstep, whilst the property is also ideally placed for commuting, with road networks available close by, plus Thirsk train station only being a short drive away.

An early viewing is advised on this fantastic energy efficient home, which also benefits from gas central heating, double glazing and the balance of the new build warranty.



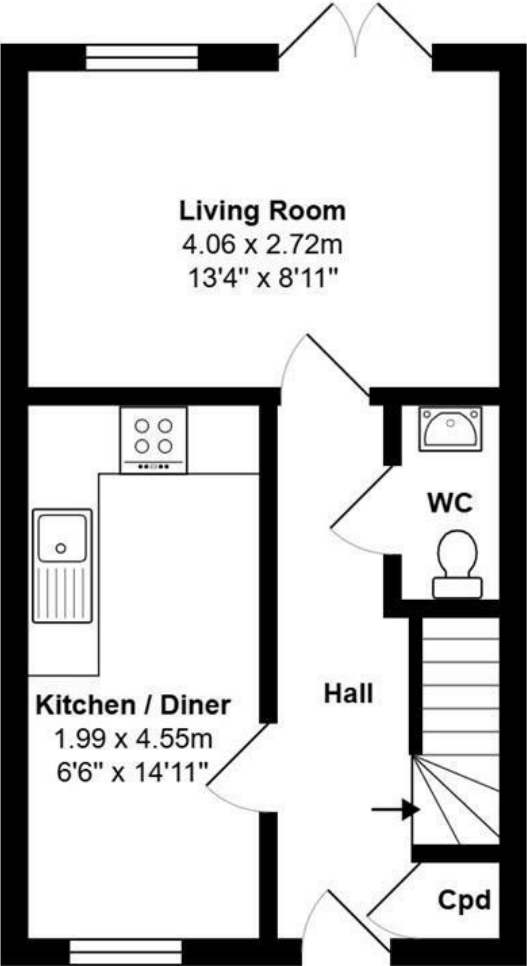




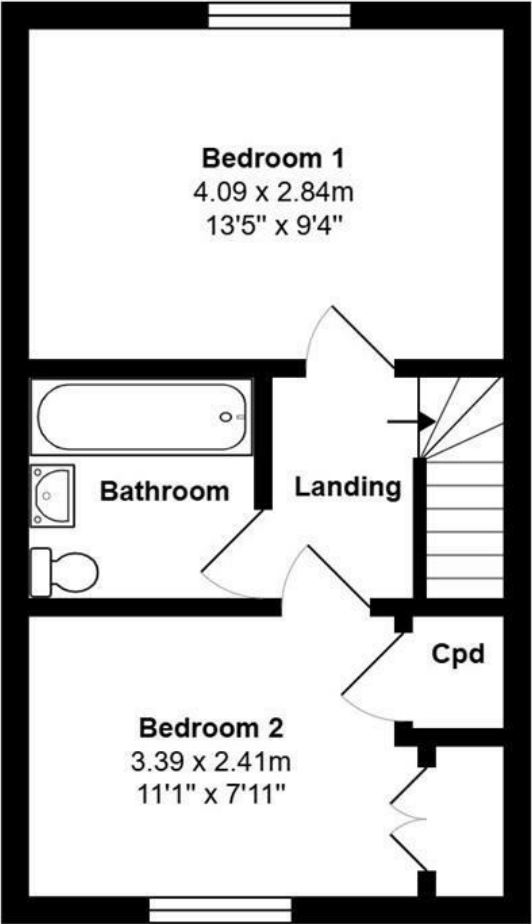




Floorplan



Ground Floor



First Floor

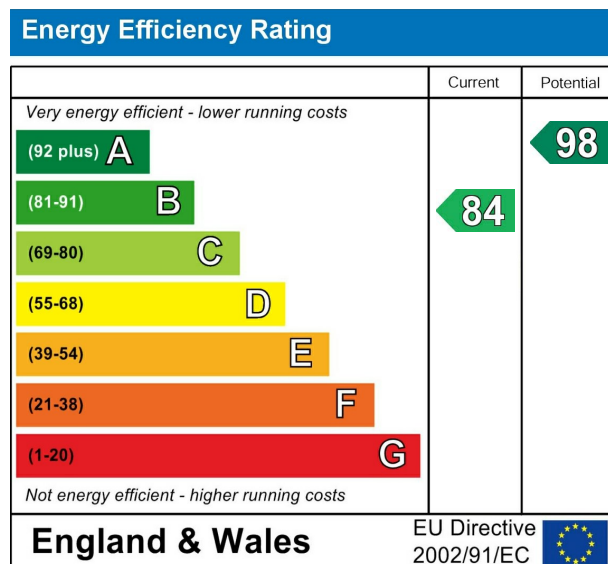








## EPC



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

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