

Davis
Lund

Yew Tree Way
Sowerby
North Yorkshire
YO7 3FN

Guide Price £270,000





Accommodation

Located on a highly sought after development, this immaculately presented three bedroom semi-detached house reveals a spacious and neutrally decorated interior. The property also benefits from driveway parking and a good size enclosed rear garden.

The property offers a superior layout in comparison to a number of three bedroom semis recently built close by, with three good size bedrooms and an ensuite shower room. The house has also undergone a number of upgrades from the standard specification, whilst it also enjoys a lovely setting, with views over the green.

The house is approximately three years old and sold with the balance of the new build warranty still in place, whilst the property also offers double glazing and gas central heating, aiding a high energy efficiency rating.

Set in a very quiet area of the development and with just a short walk access to town centre, the house is ideally placed for local schools, shops and leisure facilities. There is ease of access to the A19 and A1M, whilst Thirsk train station is also just a short drive away and a supermarket available very close by.

On the ground floor there is a good size entrance hall, with a cloakroom/WC and stairs rising to the first floor. The stylish kitchen/diner is fitted with a range of modern units and some fitted appliances, whilst there is also space for a dining table. The living room offers a double aspect and completes the downstairs layout, with double doors leading to the garden. To the first floor there is a landing with access to the boarded loft and storage cupboard, main bedroom with ensuite facilities, two further bedrooms and the modern part tiled house bathroom, fitted with a white suite including a bath with glazed screen and shower over.

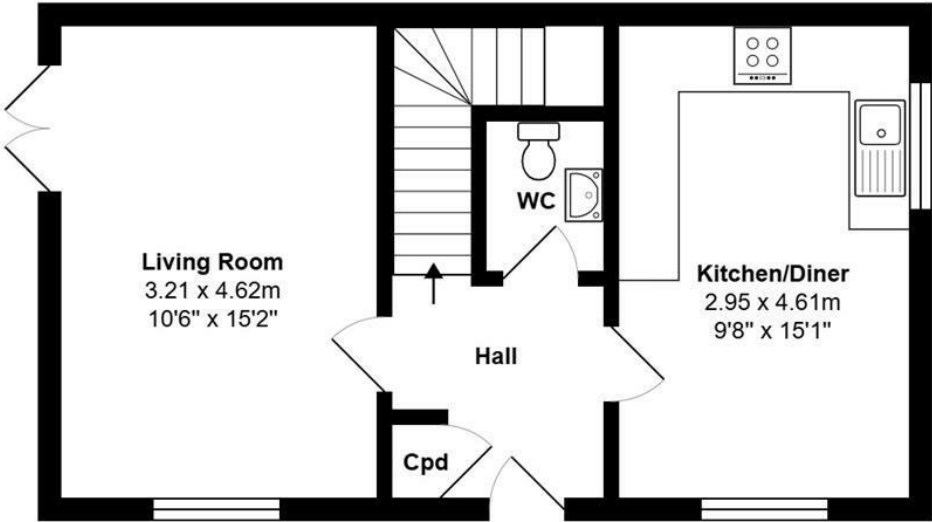
Externally there is parking to the front of the house, whilst a passageway leads to the front door and provides gated access to the rear garden. The rear garden is fully enclosed, with fence and wall boundaries, being ideal for purchasers with children and pets. The garden is part laid to lawn, whilst also offering a patio seating area.

This modern and highly desirable home demands an internal viewing, to appreciate the family accommodation on offer.

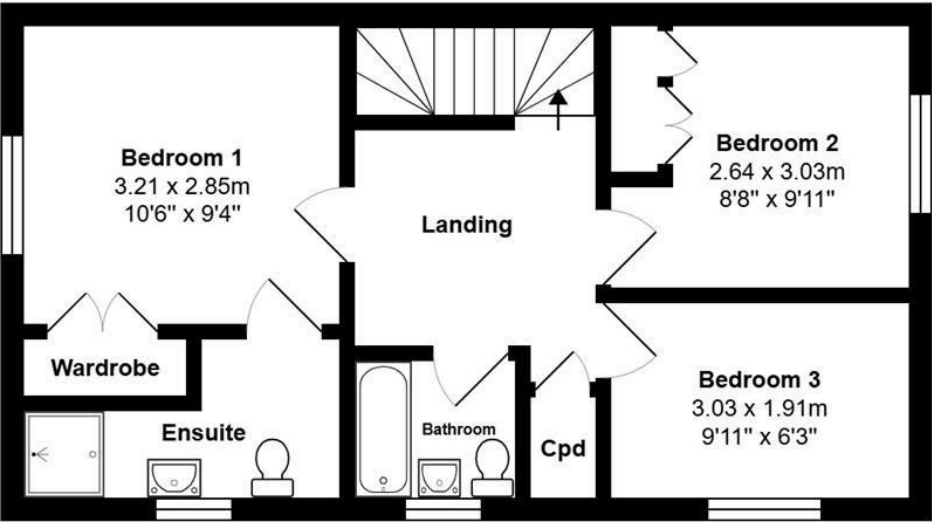




Floorplan



Ground Floor

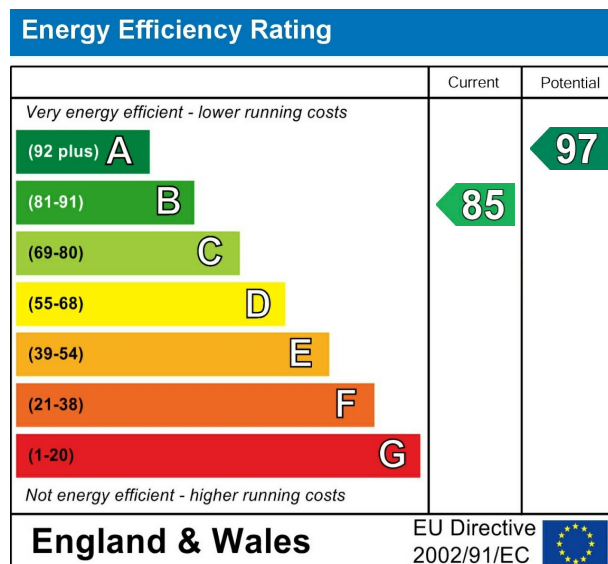


First Floor





EPC



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

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