





**Accommodation** - Nestled on a quiet private road in the popular village of Sowerby, this beautifully presented, four bedroom mid-terraced home is sure to appeal to a variety of purchasers. With stylish accommodation arranged over three floors, the property has been fully modernised by the current owners and is ready to move into.

The property is ideally situated for access to the centre of Thirsk, with ease of access to shops and amenities, whilst transport links are readily available, including the A19, A1 and Thirsk train station. The property is also ideally placed for access to local schools, including Thirsk School and Sixth Form College just minutes away.

On the ground floor, you'll find a cosy dining room with a fireplace and wood burning stove. Stairs are available to the first floor and a good size living room offers understairs storage and access to the galley kitchen, with a rear access door. The kitchen comes fitted with a range of modern units and some integrated appliances. The shower room completes the downstairs layout, fully tiled and fitted with a modern white suite, including a large shower. To the first floor, there are two well-proportioned double bedrooms with large windows allowing plenty of natural light, whilst a further staircase leads to the upper floor. The top floor boasts two further bedrooms, a double bedroom with eaves storage and a versatile single bedroom which could also be used as a work from home space or child's playroom.

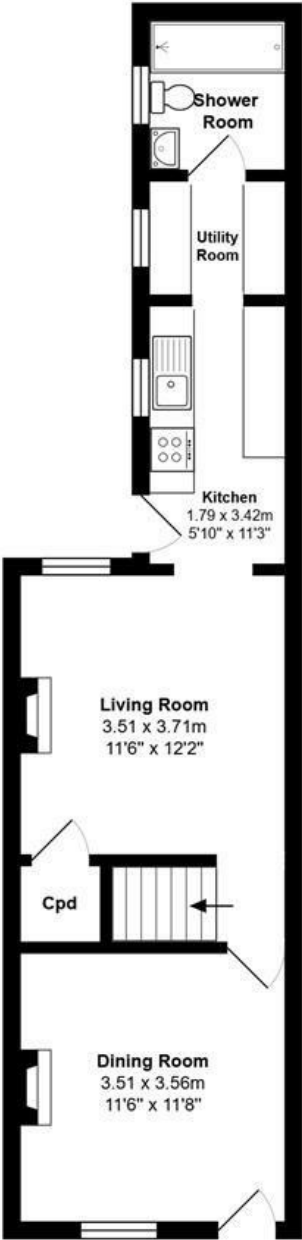
Externally, the property offers a private courtyard to the rear and a separate garden plot beyond, which is fully enclosed and attracts a lot of sunshine, with a southerly aspect. The garden is mainly laid to lawn, with a raised patio and handy timber shed. The house also benefits from a communal permit parking outside the property, double glazing throughout and gas central heating.

Properties of this size are very rare to market in this budget, especially in such a highly sought after area and a viewing is essential to appreciate the value for money on offer.

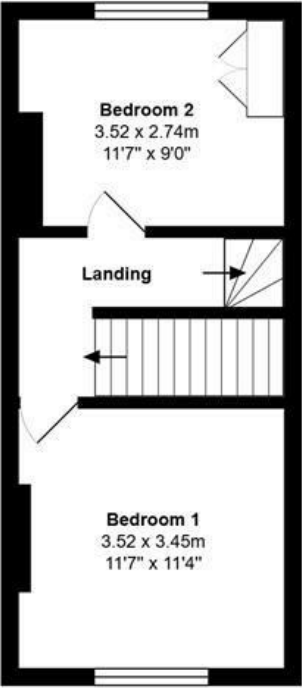




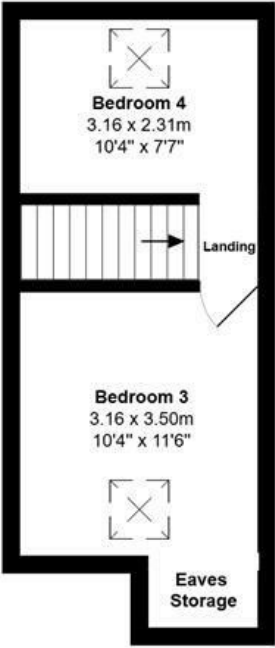
Floorplan



Ground Floor



First Floor

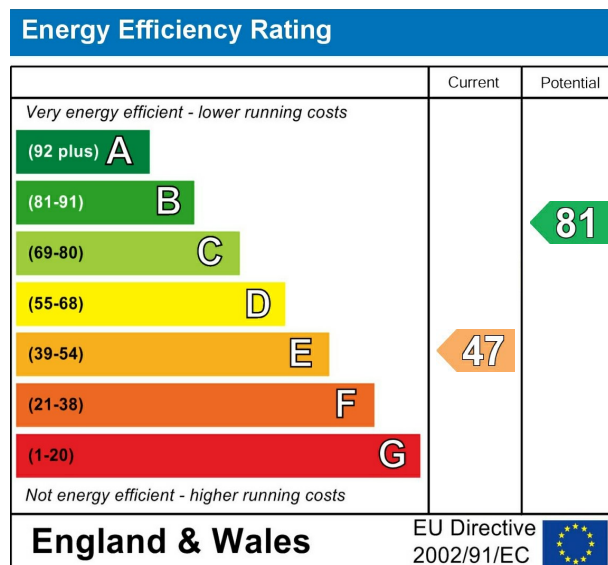


Second Floor





## 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)

**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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