

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

Back Lane  
Sowerby  
North Yorkshire  
YO7 1JT

Guide Price £295,000





## **Accommodation**

Set in the lovely village of Sowerby, this delightful two bedroom detached bungalow is sure to appeal to a range of potential purchasers, having been well maintained and much improved in recent years, now revealing a lovely light and airy interior. Located a short distance from Thirsk town centre, this surprisingly spacious property also boasts low maintenance gardens, single garage and driveway parking.

The bungalow 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 entering the property, the main entrance door leads into the stylish double aspect kitchen/diner, fitted with a range of modern units and some integrated appliances, whilst double doors lead out onto the front garden. There is a good-sized living room, with large window overlooking the front garden. The inner hallways offers two storage cupboards and loft access. The main bedroom comes with fitted storage, there is a further double bedroom and a modern shower room, part tiled and fitted with a white suite. The property is double glazed and gas central heating is in place.

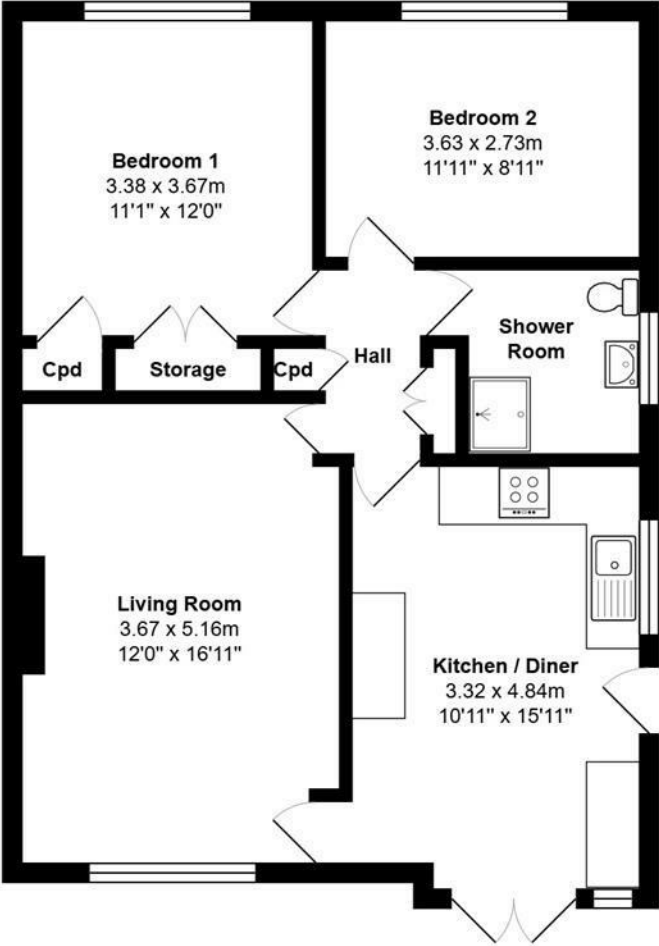
Externally, the property offers parking and a single garage to the rear, accessed via a shared driveway. There is a paved seating area to the rear along with a delightful front garden, well positioned to be a suntrap. The front garden is mostly gravelled for ease of maintenance, with stocked flower beds, patio area and a pathway leading to the front door.

Properties in this sought after area are rare to market and an early viewing is advised on this delightful bungalow, which is sure to appeal to a variety of purchasers.



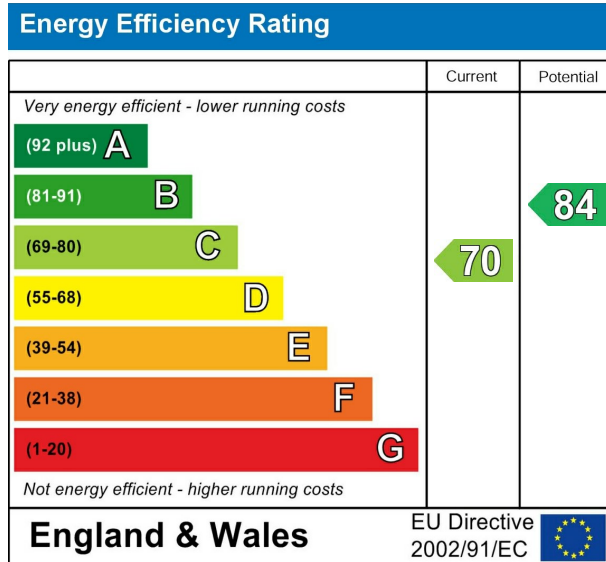


Floorplan





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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