

Davis
Lund

Back Lane
Sowerby
North Yorkshire
YO7 1JT

Guide Price £295,000





Accommodation

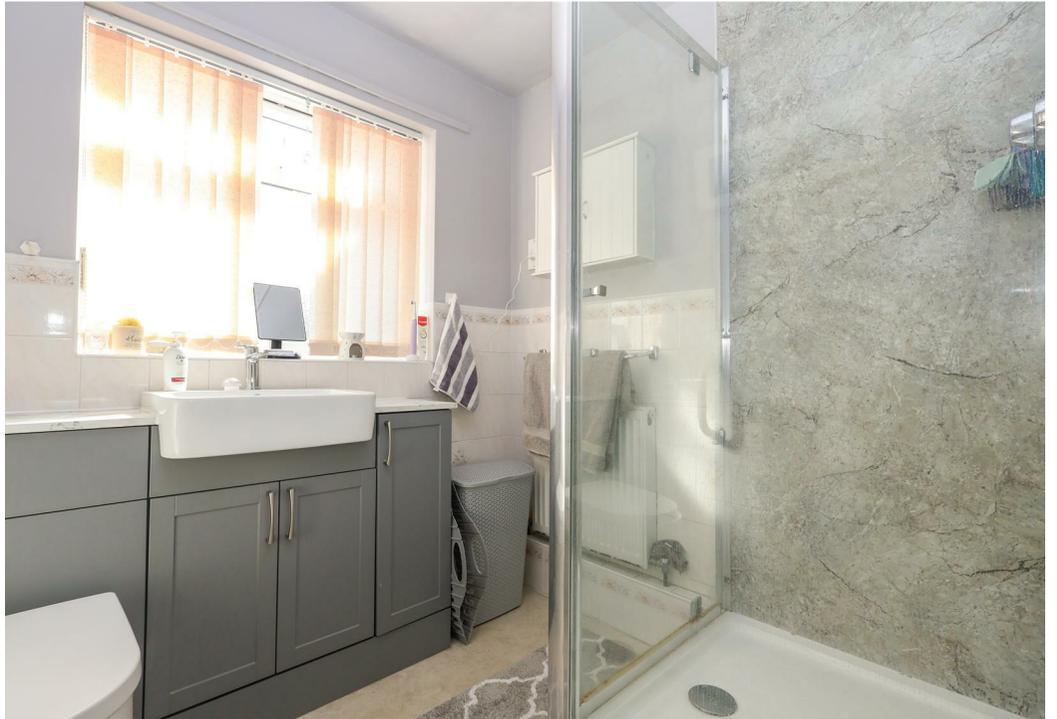
Set in on a peaceful street in Sowerby, this delightful two bedroom semi-detached bungalow is sure to appeal to a range of potential purchasers, having been well maintained and revealing a lovely light and airy interior. Located a short distance from Thirsk town centre, this surprisingly spacious property also boasts a front garden, single garage and driveway parking.

The bungalow 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.

Entering the property, the main entrance door leads into the stylish kitchen/diner, fitted with a range of modern units and some appliances. There is a good-sized living room with large window overlooking the front garden, main bedroom with fitted storage, a further double bedroom and shower room, part tiled and fitted with a white suite. The property is double glazed, and gas central heating is in place.

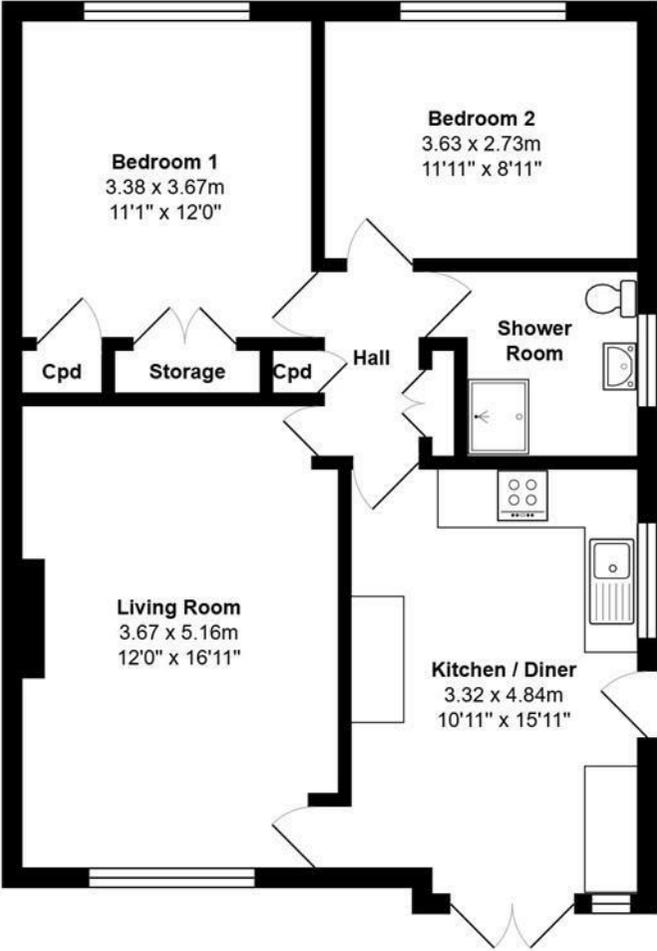
Externally, the property offers a parking and a single garage to the rear, accessed via a shared driveway. There is a paved seating area to the rear along with a delightful front garden, well positioned to be a suntrap. The front garden is mostly gravelled for ease of maintenance, with stocked flower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

An early viewing is advised on this delightful bungalow which is sure to appeal to a variety of purchasers.





Floorplan





EPC

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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