





Accommodation

A neatly presented two bedroom, slightly elevated semi-detached bungalow, occupying a prime position on Front Street, one of Sowerby's most sought after residential areas. With lovely, well-kept gardens and off-street parking to the rear, the extended property is sure to suit a range of purchasers, whilst it is also offered to the market with no onward chain.

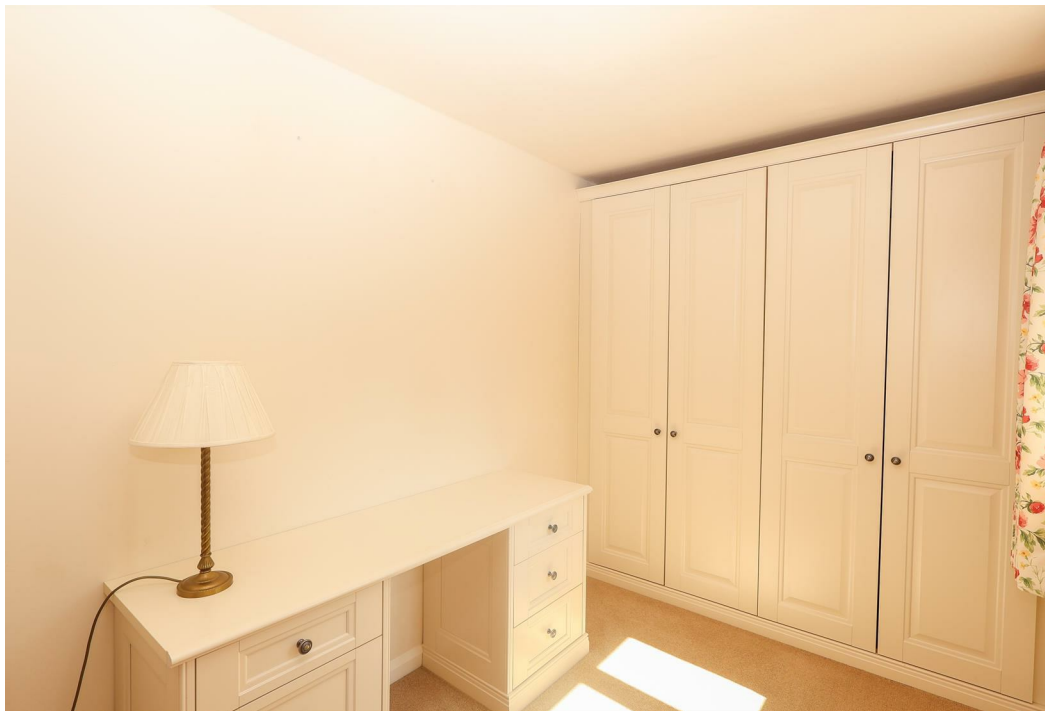
Situated on an idyllic, tree lined street, the property is located just a short walk from the centre of Thirsk, meaning that an array of shops and amenities are readily available. Sowerby itself is a friendly village with amenities including a leisure centre, pub, bowling club, The Flatts, which are perfect for dogwalkers and those who enjoy the outdoors, local shopping, St Oswald's Church and village hall. The bungalow is also ideally placed for transport links, with ease of access to both the A19 and A1, as well as Thirsk train station.

On entering the property, there is a porch leading to a spacious entrance hall, with ladder access to the fully boarded loft, offering generous storage. The kitchen is fitted with a range of wall and base mounted units, vinyl flooring, tiled splashback and some appliances, including an oven, hob and extractor fan, whilst there is space for white goods and rear garden access. The open plan living space is particularly light and airy, enjoying a lovely outlook over the front garden. From the lounge/diner there is a further cosy seating area with a electric fire and a study/hobby room, which houses the gas boiler. There are two neutrally decorated and well-proportioned bedrooms, both with fitted storage. The bathroom completes the layout, part tiled and fitted with a white suite, including a bath with shower over. The property is double glazed throughout and benefits from gas central heating and intruder alarm, which has been serviced.

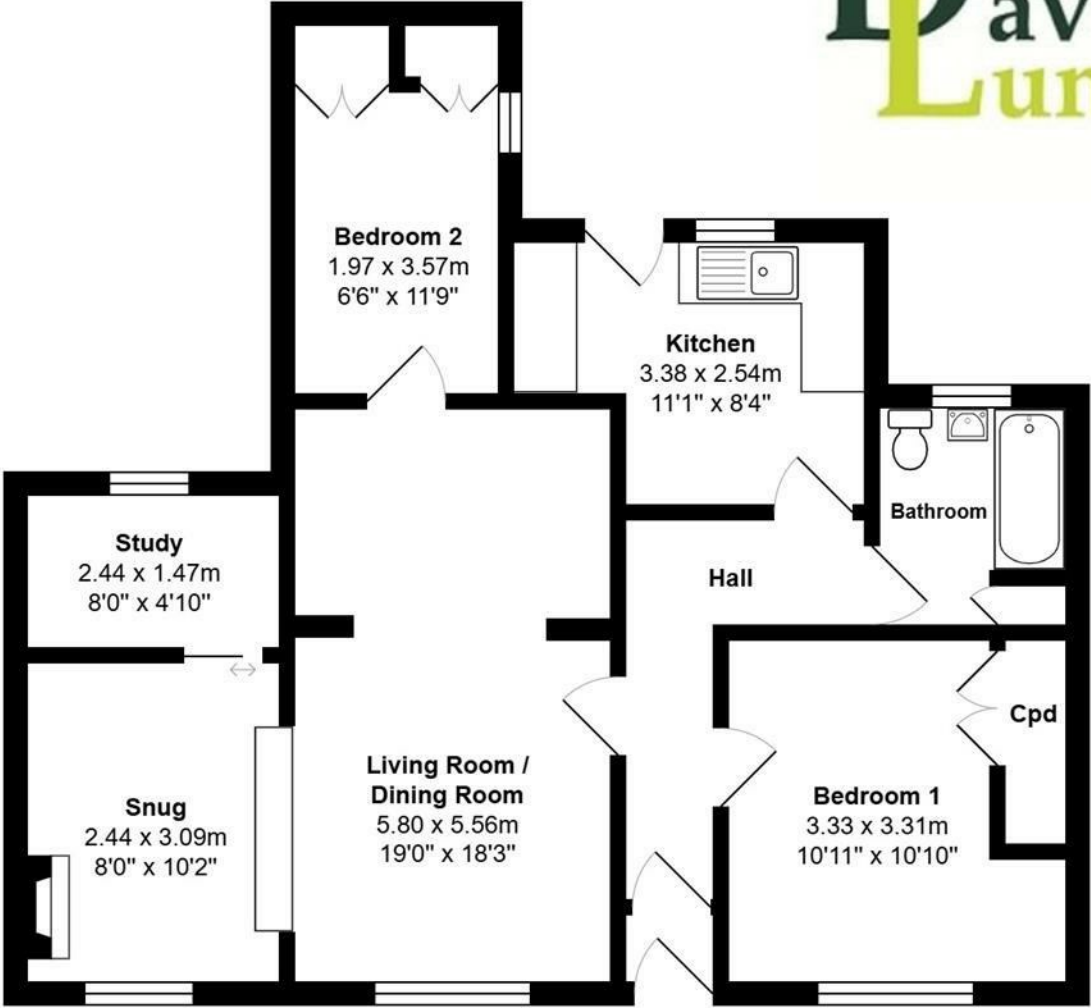
Externally, the gardens are designed with low maintenance in mind, with generous parking to the rear of the property. A gate allows access to the front garden, with a paved pathway leading to the main entrance door. Mostly gravelled for ease of maintenance, there are stocked flowerbeds which add to the kerb appeal. To the rear, the garden is fully paved and enclosed, ideal for those with pets, and offering a good degree of privacy. There is ample space for a table and chairs and potted plants.

Bungalows of this quality and finish are rare to market, especially in such a sought-after location, so an early viewing is advised on this delightful chain free property.



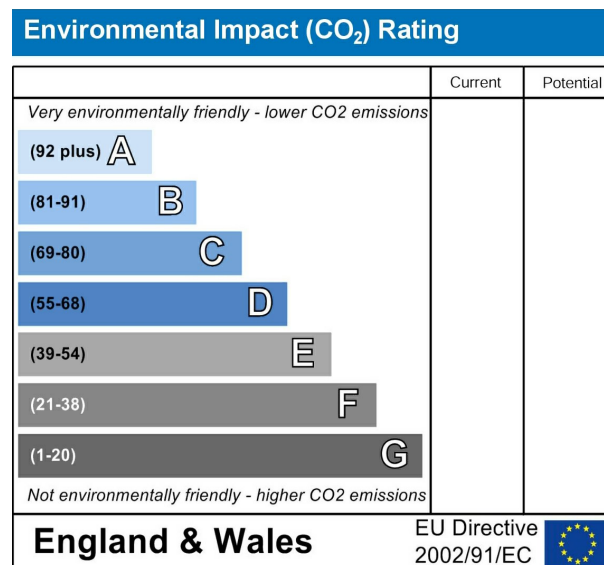
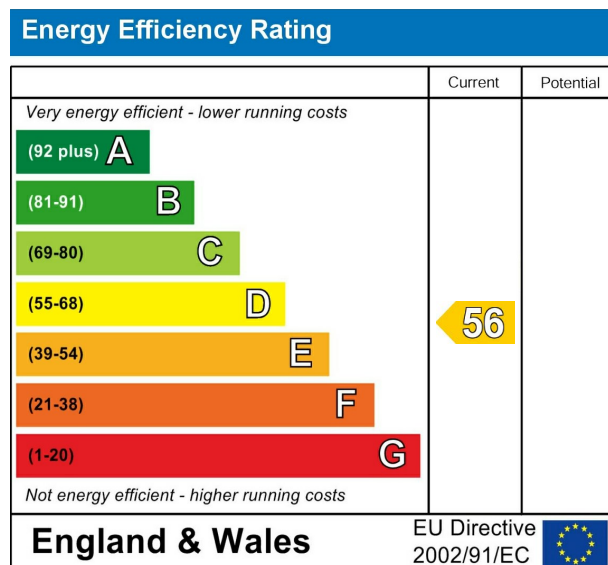


Floorplan





EPC



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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

