Davis Lund

Green Lane West
Sowerby, Thirsk
North Yorkshire
YO7 1RN

Guide Price £270,000

Accommodation

An immaculately presented and substantially extended two bedroom semi-detached home, offering a handy location and lovely landscaped gardens. The property is sure to appeal to a variety of purchasers due to the flexible and beautifully presented layout.

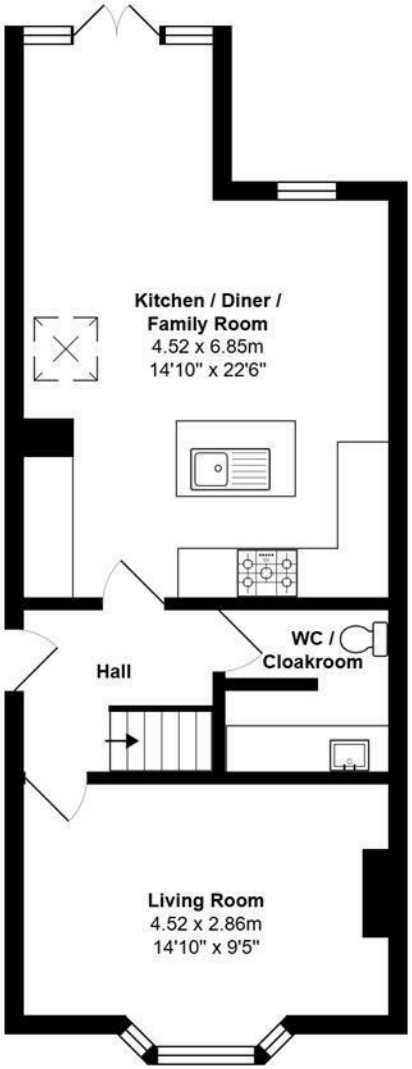
Situated in the highly desirable Sowerby part of Thirsk, the house is ideally placed for local schools, shops and leisure facilities. There is ease of access to the A19 and A1M, whilst Thirsk train station is also just a short drive away.

Entering the property, there is an entrance hall with stairs rising to the first floor and WC. The living room is a good size with a large bay window flooding the room with natural light and cosy log burner. To the rear of the house, is the kitchen/diner/family room, which has been skilfully extended, offering airy open plan living space with French doors opening onto the rear garden. The kitchen is fitted with a variety of modern units, bespoke wooden work tops and integrated appliances, whilst a tiled floor with underfloor heating adds to the comfort. An island is also incorporated, perfect for entertaining and informal dining. There is also ample space for a dining table and living area. To the first floor, there is a landing with loft access, two well-proportioned double bedrooms with fitted wardrobes and the family bathroom, which is fully tiled and fitted with a white suite, including a bath with a shower and glazed screen over. The property is double glazed throughout and benefits from gas central heating.

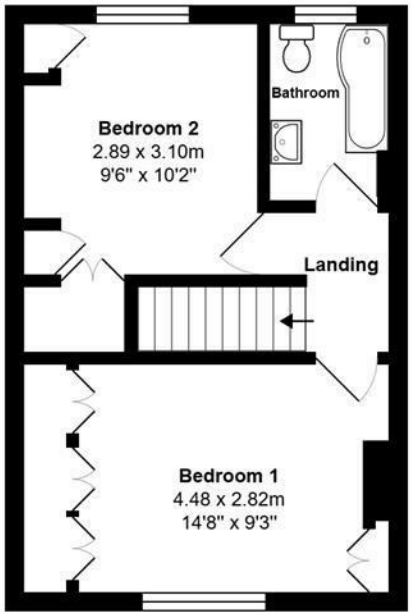
Externally, the property benefits from a gravel driveway providing parking for up to two vehicles. To the rear, the garden is fully enclosed and mostly laid to lawn, ideal for those with children or pets. There is a raised patio entertainment area with a pergola, mature flowerbeds with colourful florals, and lovely fruit trees, ideal for avid gardeners and a lovely space for outdoor living and dining. To the end of the garden, there is a large timber built shed providing handy outdoor storage.

Properties of this calibre are rare to market at this price point; an early viewing is advised on this delightful and highly desirable home.

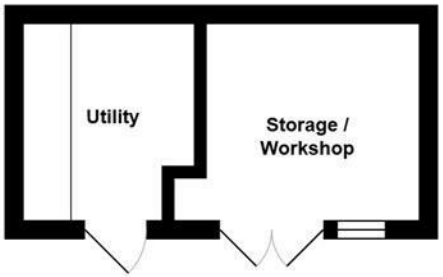
Floorplan



Ground Floor

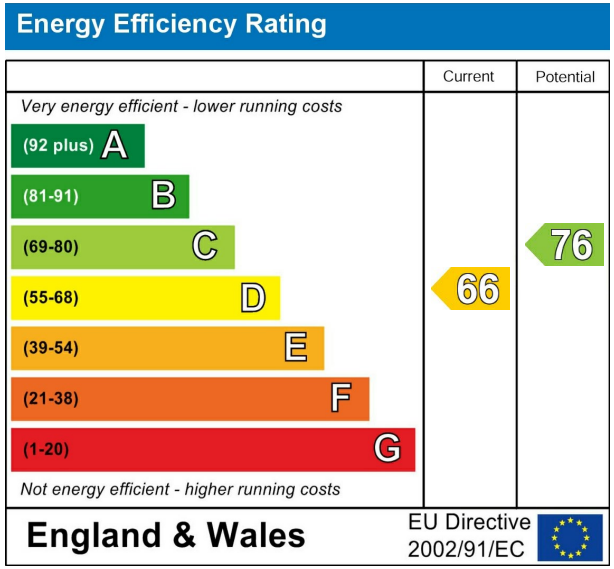


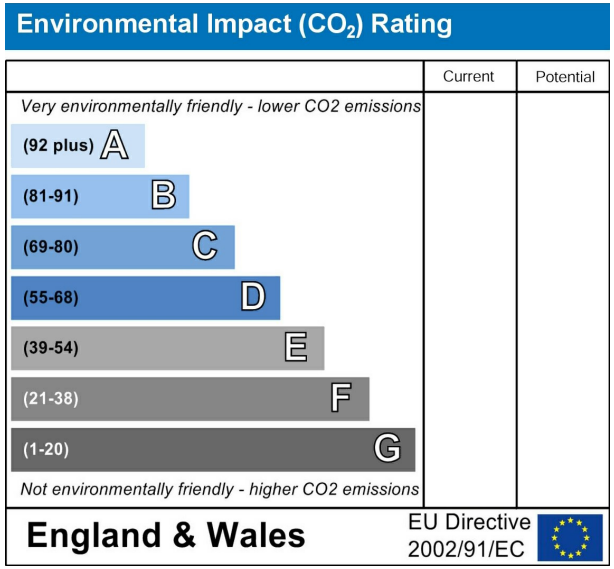
First Floor



Outbuildings

EPC





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

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