





Accommodation

Situated on a peaceful road in the popular village of Sowerby, this smartly presented, three-bedroom terraced home is sure to appeal to a range of potential purchasers. With spacious accommodation arranged over three floors, the loft space has been converted into a lovely third bedroom and the accommodation is homely and welcoming throughout.

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 entering the property, there is an entrance porch, which leads into the good size living room, offering a fireplace and wood burning stove. The dining room is light and airy with a large window and wooden flooring leading to the kitchen, which is fitted with a range of wall and base units, whilst also offering access to the rear courtyard. There is under stairs storage and doorway from the dining room opens onto stairs rising to the first floor, where there is a landing, good size main double bedroom, a further single bedroom and the part tiled house bathroom, which is fitted with a white suite, including a bath with shower over. A further staircase rises from the first floor landing, leading to the top floor and an additional attic room/bedroom, with built in cupboards and skylights.

Externally, the property boasts low maintenance front and rear enclosed gardens. To the front of the property, there is a south facing garden with an artificial turf and paved seating area. The garden is fully enclosed with fenced and hedge boundaries. A paved path leads to a wooden gate, giving access to the parking area and providing space for one vehicle and bin storage. To the rear of the property, there is a small courtyard, offering additional outdoor space and handy storage. The property also benefits from gas central heating and double glazing throughout.

Properties of this size are rare to market in this price bracket, especially in such a sought after area, and an early viewing is advised on this lovely family home.





Floorplan



Davis
Lund



EPC

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

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

VIEWING BY APPOINTMENT ONLY - 01765 602233 - 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

