

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

Green Lane East  
Sowerby  
Thirsk  
YO7 1NB  
Guide Price £385,000







## **Accommodation**

A skilfully and substantially extended five bedroom semi-detached family home, occupying a fantastic size plot and boasting an amazing rear garden, whilst also being located in a highly desirable area.

The property has been completely transformed following a side extension, which has added a further bedroom, utility room and downstairs shower room, taking the accommodation to approximately 1650 square foot in total and being ideal for family life.

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.

On the ground floor the main entrance door leads into an entrance porch and hallway beyond, with stairs rising to the first floor. The great size double aspect living room comes fitted with a feature fireplace and wood burning stove, whilst double doors lead to the rear garden. The spacious kitchen/diner/family room again offers double door access to the garden, whilst understairs storage is available. The kitchen comes fitted with a range of quality units and integrated appliances, whilst being complimented by wood flooring. There is a utility room with space and plumbing for a washer and dryer, modern fully tiled shower room, access to the rear garden and door leading to the integral single garage. To the first floor there is a spacious landing with loft access, double aspect main bedroom with dressing area, four further good size bedrooms and the fully tiled house bathroom, fitted with a white suite, including a bath and separate shower cubicle.

Outside, there is driveway access from the front, providing parking and leading to the single garage. There is a low maintenance front garden and gated pathway leading to the rear of the house. The rear garden is a fantastic size, being fully enclosed and offering a high degree of privacy, whilst no doubt being perfect for purchasers with pets and children. The garden is mainly laid to lawn, whilst there is a timber shed and extensive patio entertainment area.

Houses of this size and on such a generous plot are rare to market and the property offers great value for money, in comparison to new build properties currently available in the area and an early viewing is advised.



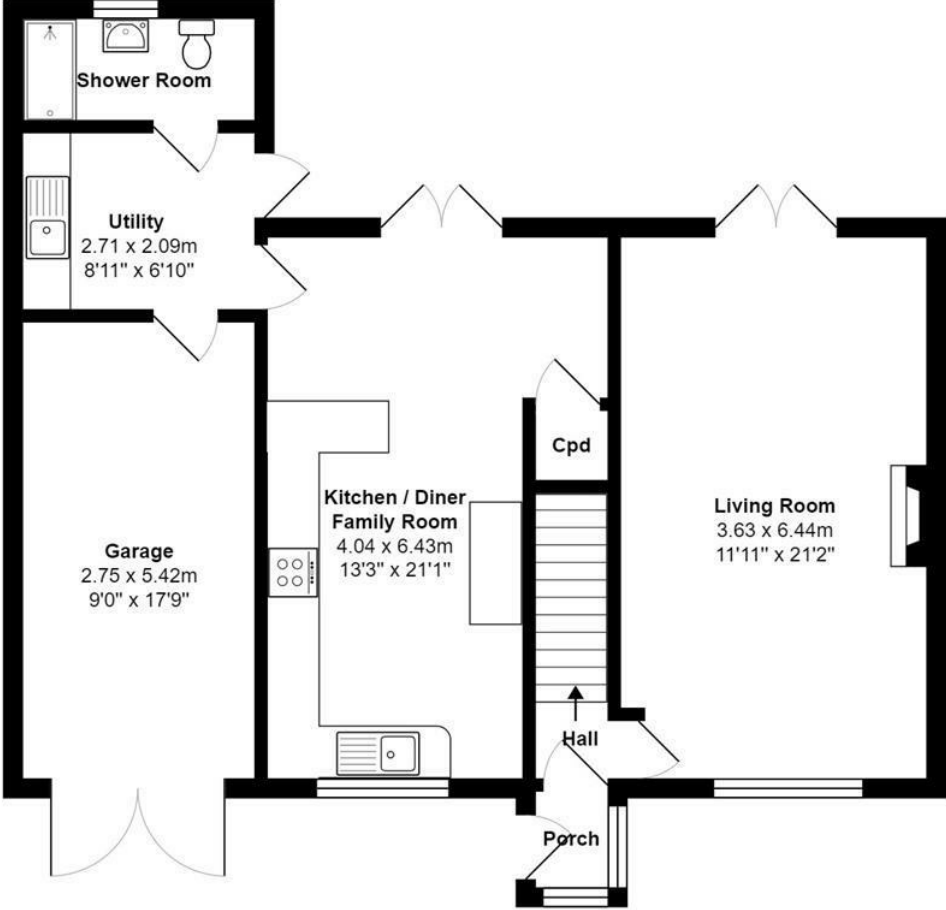




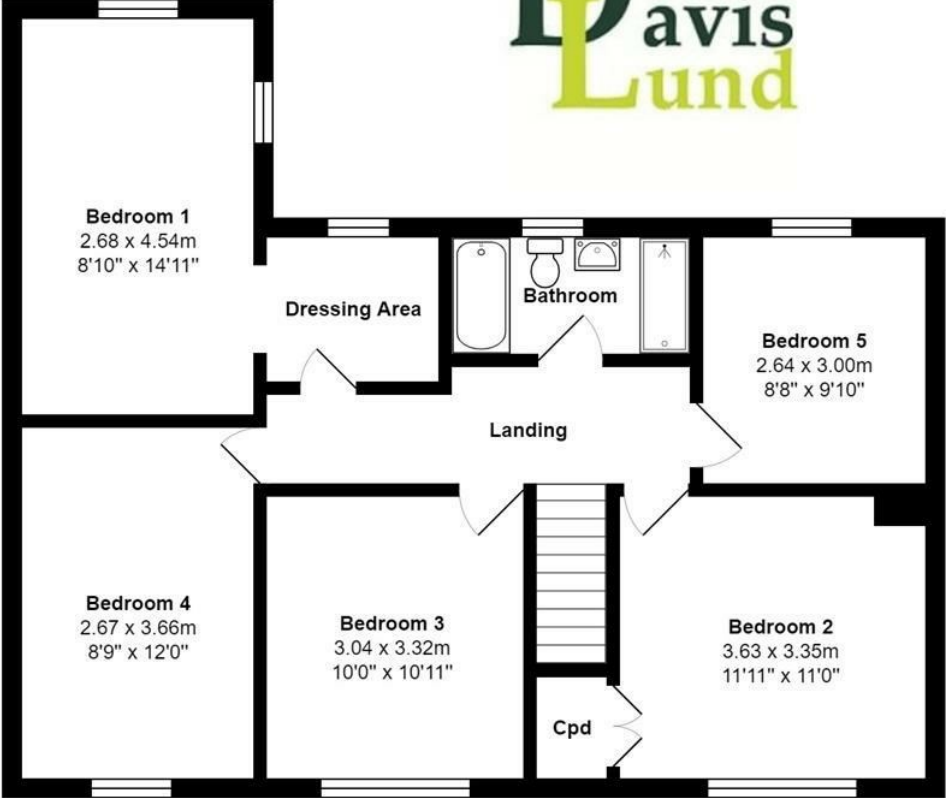




Floorplan



Ground Floor




First Floor








EPC

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

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

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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