

**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.

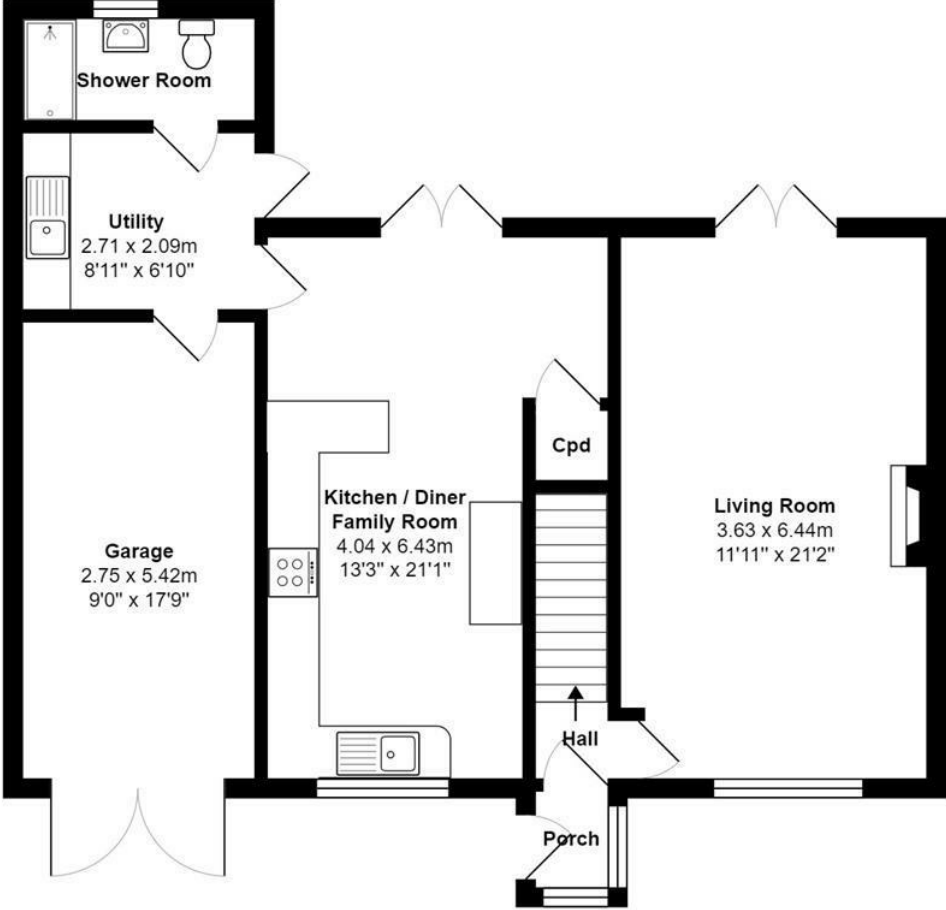
Outside, there is driveway access from the front, providing parking and leading to the single garage. There is a low maintenance front garden and gated pathway leading to the rear of the house. The rear garden is a fantastic size, being fully enclosed and offering a high degree of privacy, whilst no 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.

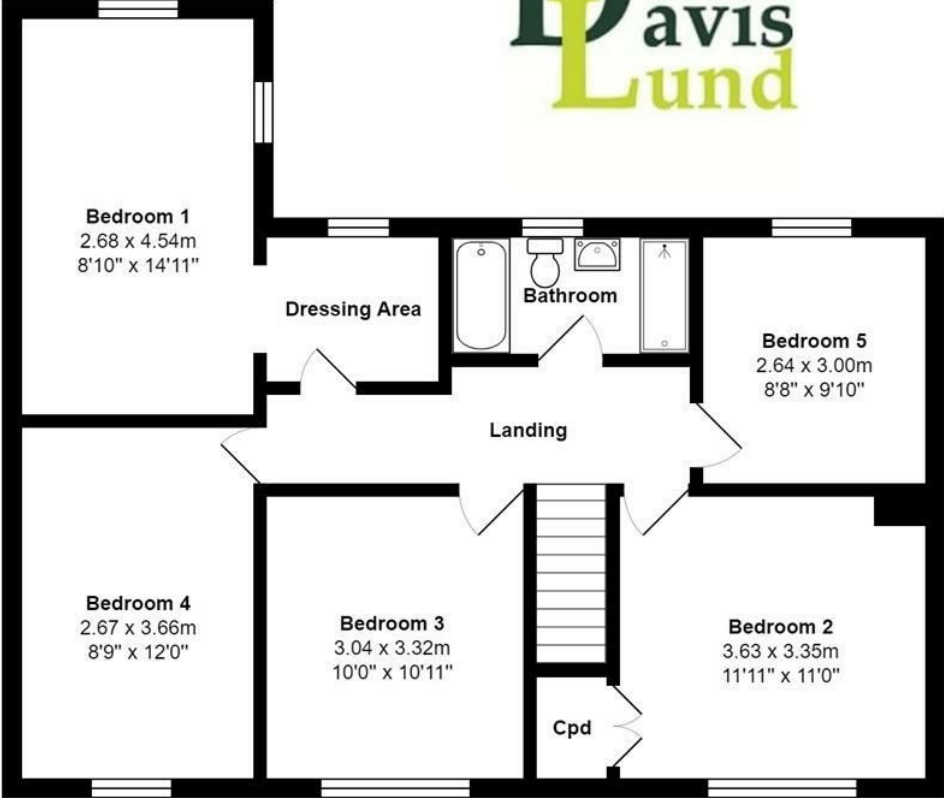




Floorplan



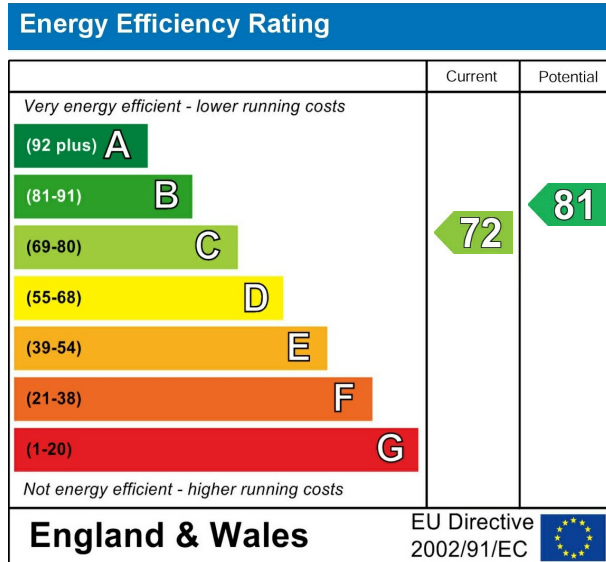
Ground Floor



First Floor



EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://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

