

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

Cherryoak Street  
Sowerby  
Thirsk

YO7 3SU

Guide Price £265,000







## **Accommodation**

Located on a highly sought after development, this immaculately presented three bedroom semi-detached house reveals a spacious and neutrally decorated interior. The property also benefits from driveway parking, an enclosed rear garden and an ensuite shower room to the main bedroom.

The house is just over six years old and sold with the balance of the new build warranty still in place, whilst the property also offers double glazing and gas central heating, aiding a high energy efficiency rating.

Situated on a highly desirable development in the sought after 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 and a supermarket available very close by.

On the ground floor there is an entrance hall, with stairs rising to the first floor. There is the living room to the front of the house, a cloakroom/WC and stylish kitchen/diner to the rear, fitted with a range of modern units, whilst there is also space for a dining table, an understairs storage cupboard and double doors to the rear garden. To the first floor there is a landing with loft access, main bedroom with modern ensuite facilities, two further bedrooms and the part tiled house bathroom, fitted with a white suite.

Externally there is an open garden to the front of the house, well stocked with shrubs and plants, whilst parking is available for two cars. A gate leads to the fully enclosed garden, with fenced boundaries and being ideal for purchasers with children and pets. The garden is part laid to lawn, whilst also offering two seating areas and a handy storage shed.

This modern and highly desirable home demands an internal viewing, to appreciate the family accommodation on offer.



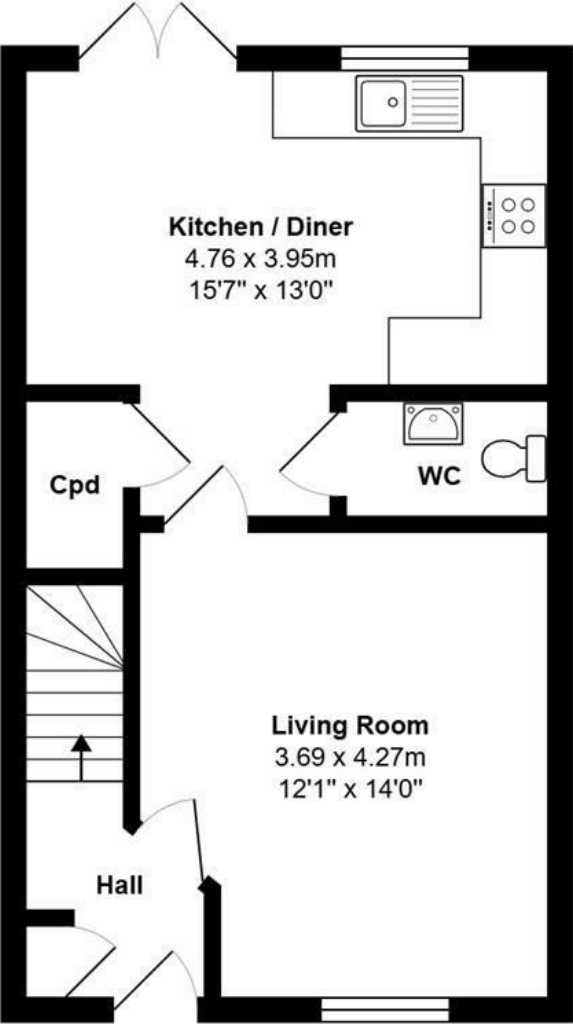




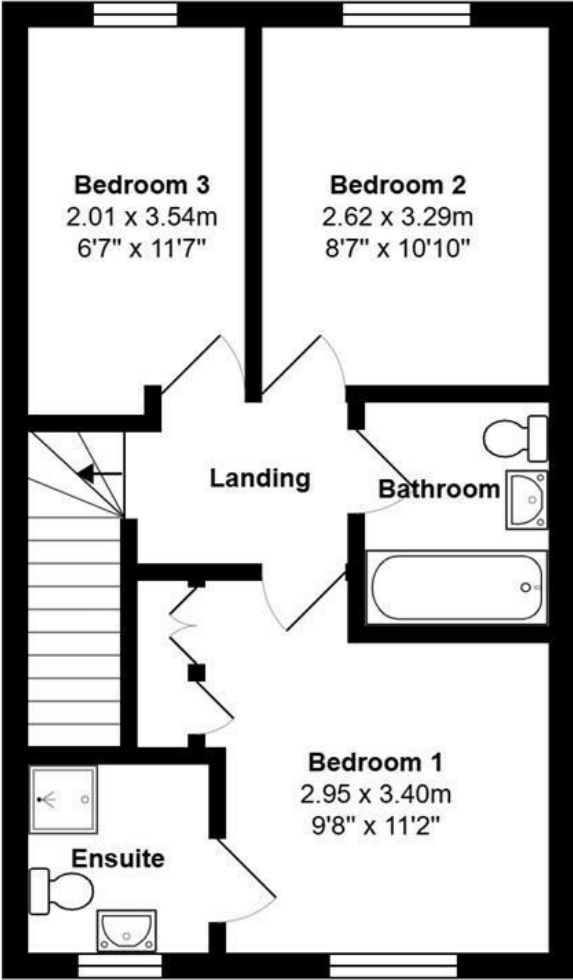




Floorplan



Ground Floor

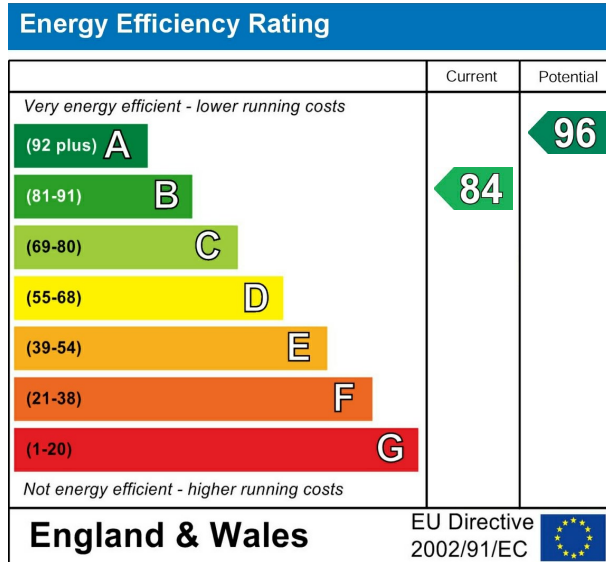








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