

# HUNTERS<sup>®</sup>

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## Back Lane

Sowerby, Thirsk, YO7 1NQ

Asking Price £285,000



Council Tax: C



# 5 Back Lane

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Situated in the much sought after residential area of Back Lane in Sowerby, this is a deceptively spacious two storey property, with a high standard modern finish. The accommodation briefly comprises a good sized sitting room, dining kitchen, bathroom and bedroom to the ground floor. The first floor comprises a double bedroom with Velux windows and built in wardrobes. There is an en suite WC, ( we are informed that plumbing and drainage points for a shower installation are in place). The rear walled garden is very private, the front garden is designed for ease of maintenance. Garage and driveway parking. Offered with no onward chain; viewing is highly recommended.

This deceptively spacious bungalow has undergone a complete re-configuration during the vendors ownership, including the creation of the kitchen diner, installation of wood burning stove, loft conversion to create a good sized principle bedroom with en-suite, upgrades to both wiring & heating, replastering and full decoration. The overall finish is of a modern standard whilst retaining a comfortable country feel.

## Hallway

Entrance door from the side of the property opening into the hallway. With doors off to dining kitchen, lounge, bedroom two and house bathroom.

## Dining Kitchen

20'0" x 10'3" (6.11 x 3.13)

A bright room with pleasant aspect to the enclosed rear garden. The kitchen area is fitted with a range of modern wall and floor mounted units, with matching work-surfaces (with pop-up power sockets), breakfast bar and tiled splash-backs. Appliances

integrated within the units include; washing machine, dishwasher, ceramic bowl and a half sink and drainer unit and a freestanding cooker with extractor over. From the dining area, Bi-fold doors open to the wooden deck and garden. Wood effect flooring and vertical radiator.

## Sitting Room

16'11" x 10'4" (5.16 x 3.16)

With log burner set on a slate hearth, with solid Oak mantle over. Double glazed bay window to the front elevation, T.V aerial and phone points and central heating radiator.

## Bedroom Two

8'9" x 8'5" (2.67 x 2.58)

Double glazed window to the front elevation and central heating radiator.

## Bathroom

8'3" x 5'4" (2.52 x 1.64)

White suite comprising; wash hand basin, low flush WC and paneled bath with shower over. Ceramic tiling to walls, two double glazed windows to side aspect, heated towel rail and extractor.

## First floor

Landing with Velux window and door to bedroom one.

## Bedroom One

12'11" x 12'11" (3.94 x 3.94)

A good sized double room with fitted wardrobes, two Velux windows and central heating radiator. Useful storage into the eave space.

Tel: 01845 440044

## En-suite WC

4'11" x 6'3" (1.51 x 1.91)

White suite comprising; wash hand basin and low flush WC. Fully tiled, Velux window and radiator. The vendor informs us that plumbing and drainage points are available for installation of a shower.

## Outside

To the front of the property is a low maintenance garden with graveled finish and a selection of mature shrubs, Bordered with a brick-built wall which provides a high level of privacy. A pathway leads to the to the side of the of the property where there is the side entrance door to the property and bins storage, gated access to the rear garden.

The rear garden is enclosed with a brick-built wall and wooden fence, gated access to the driveway and garage. The garden is low maintenance with artificial grass and raised decking, bordered with planted beds. The space is again afforded a high level of privacy. External power sockets and tap.

## Garage and Driveway

To the rear of the property is a single garage with power and parking, the driveway provides access to Back Lane.



## Road Map



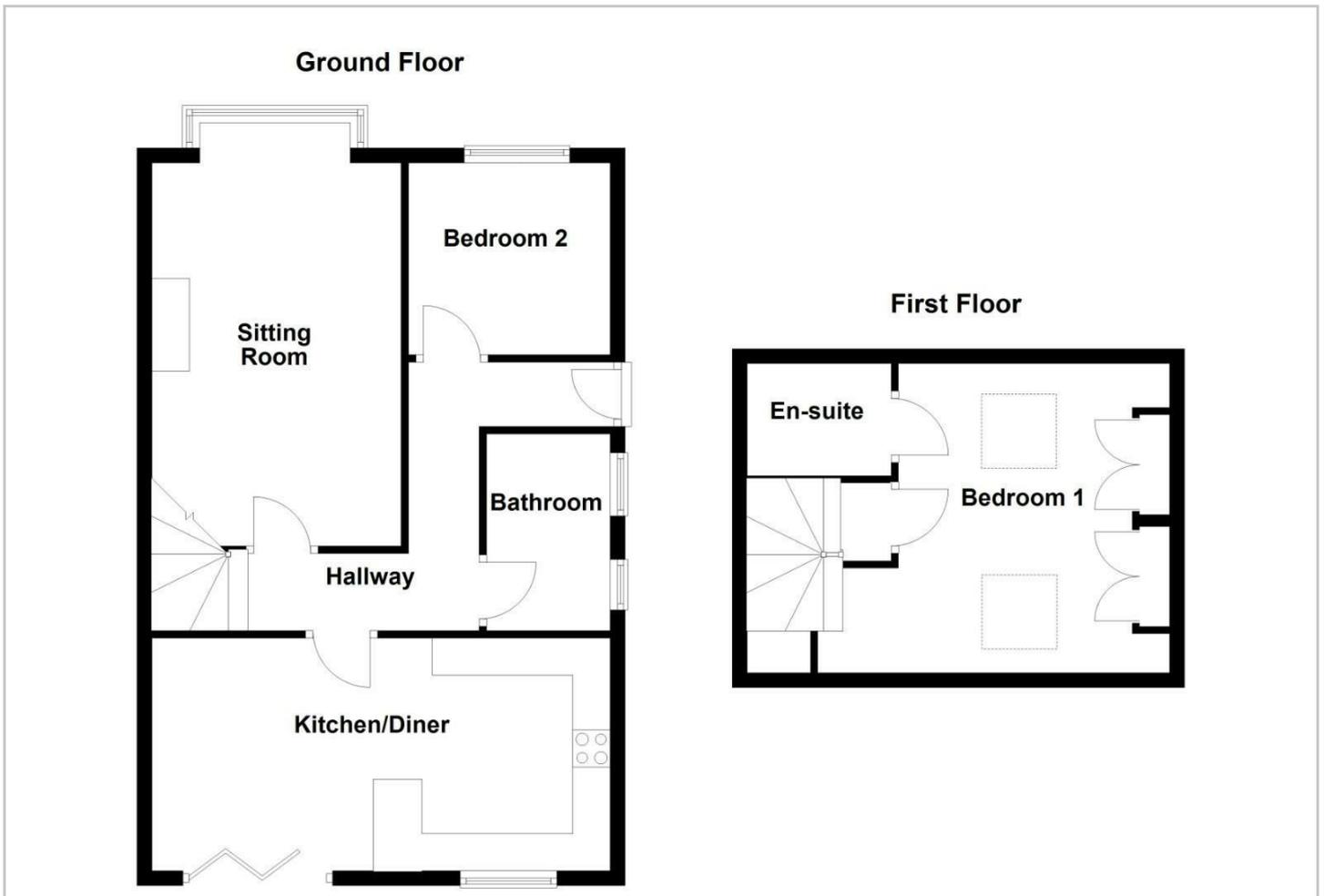
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Thirsk Office on 01845 440044 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.