

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Green Lane East

Sowerby, Thirsk, YO7 1NA

Asking Price £415,000



Council Tax: E





# Sandholme Green Lane East

Sowerby, Thirsk, YO7 1NA

Asking Price £415,000



Hunters are pleased to bring to market this substantial and detached bungalow. Standing in a large plot, the property enjoys a high degree of privacy being located down a private driveway, away from street view. With garden to all sides, this really is the ideal space for keen gardeners. Briefly comprising; two reception rooms, four bedrooms, kitchen and house bathroom with separate WC. Externally there is ample driveway parking for several vehicles and a detached single garage. The property is only a half a mile walk away from Thirsk Market Place, making all local amenities easily accessible. Viewing really is necessary to appreciate all the property has to offer.

## Hallway

Entrance hall with doors off to all bedrooms, bathroom, dining room and living room. Useful storage cupboards and access to the loft space.

## Lounge

18'3" x 14'1" (5.57 x 4.31)

A bright and inviting room with sliding patio doors to the patio and garden, and a further double glazed window to the front aspect. Coal effect gas fire with slate hearth and stone surround extending into a T.V stand.

## Dining Room

11'7" x 8'11" (3.55 x 2.73)

With doors off to the kitchen, hallway, lounge and patio. A double glazed window looks to the rear garden.

## Kitchen

11'11" x 8'10" (3.65 x 2.70)

Fitted with a range of wall and floor mounted units

with matching work-surfaces. Stainless steel sink and drainer unit, double electric oven, electric hob and space and plumbing for automatic washing machine. Double glazed window to both aspects and door opening to the rear garden.

## Bedroom One

11'0" x 11'5" (3.36 x 3.50)

With a range of built-in wardrobes and matching dressing table. Double glazed window to the front elevation.

## Bedroom Two

12'0" x 10'11" (3.67 x 3.34)

Fitted double wardrobes. Double glazed window to the rear elevation.

## Bedroom Three

12'0" x 7'8" (3.67 x 2.34)

Vanity unit with wash hand basin. Double glazed window to the rear.

## Bedroom Four/Office

Currently used as a home office. Double glazed window to the front elevation.

## Bathroom

7'2" x 5'5" (2.19 x 1.66)

Fitted with suite comprising; wash hand basin and panelled bath. Double glazed window to rear.

## Cloakroom/WC

Separated cloakroom housing low flush WC.

## Garage

18'0" x 10'6" (5.49 x 3.21)

Detached single garage

## Garden

Tel: 01845 440044

With garden to all sides, the well laid out space is bursting with with mature flower beds and a variety of fruit trees. The patio offers an ideal space to enjoy the afternoon sun.





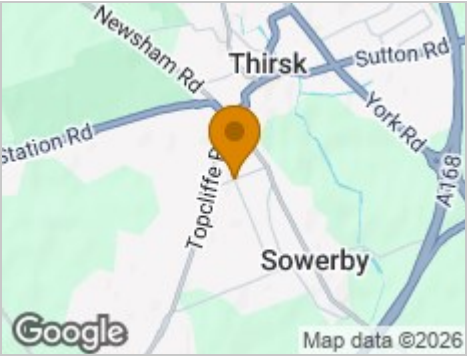
Road Map



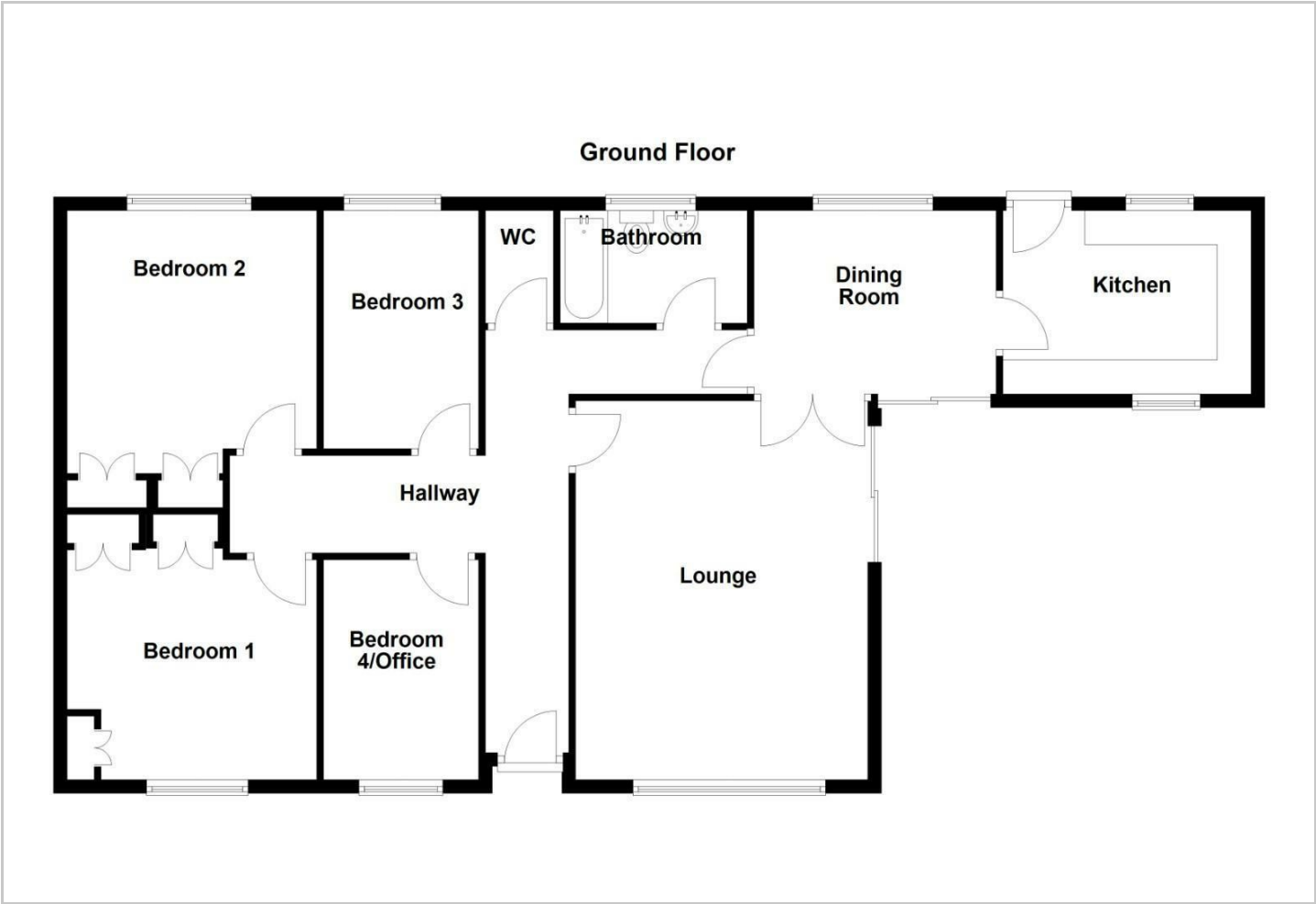
Hybrid Map



Terrain Map



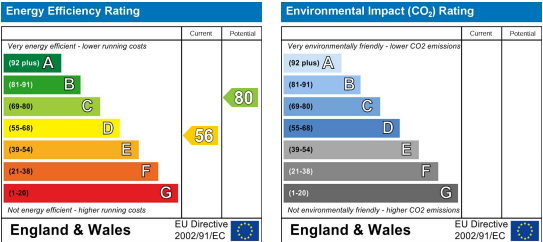
Floor Plan



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.