



Luke Miller & Associates

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**6 Green Lane West, Sowerby
Thirsk,
YO7 1RN
Price Guide £310,000**

This spacious two-bedroom bungalow offers level living with generous room sizes, a modern shower room, and well-kept gardens. Set in a popular location, it provides the convenience of a detached garage, ample parking, and a conservatory overlooking the garden. A well-maintained home that is ready to move into and well-suited for those looking to downsize or future-proof their next property.



- **Spacious two-bedroom bungalow with central hallway layout**
- **Conservatory overlooking the established rear gardens**
- **Light living room with large front box window and feature fireplace**
- **Adapted shower room for convenience and future-proofing**
- **Well-planned breakfast kitchen with fitted units and space for dining**
- **Brick-paved driveway, oversized detached garage, and ample parking**

The Property

The property is arranged around a central hallway. At the front, the living room has a large box window to the front elevation and an additional side window, giving plenty of natural light. A contemporary living flame gas fire with a modern surround forms the focal point of the room.

The breakfast kitchen is well-planned with a range of wall and base units, good worktop space, fitted appliances, and room for a freestanding fridge along with a small table and chairs. From here, a door opens into the conservatory, a good-sized room overlooking the gardens.

Both bedrooms are generous doubles, with the principal bedroom to the front and the second bedroom to the rear. The bathroom has been adapted to a shower room, a practical feature for those seeking to future-proof the home.

The gardens are well organised with lawns, herbaceous beds, flowering borders, a greenhouse, and a vegetable plot. To the side, the extended brick-paved driveway provides access to the detached oversized garage and offers parking for several vehicles.

According to the homeowner the property has a new roof in 2010 and a new combi boiler in 2020.

The property is Freehold
 Council: North Yorkshire
 Tax Band:
 EPC:
 EPC Link:

Information about Sowerby

The village of Sowerby links with Thirsk, but retains its own identity and is set in the heart of 'Herriot Country', the gateway to the Yorkshire Dales National Park to the west and the North Yorkshire Moors National Park to the east. Thirsk is also the Darrowby of the late 'James Herriot' (Alf Wight), famous vet and author.

On Front Street, which is the main road through the village, an avenue lined with trees, is an old timbered house and the historical village church, and over Cod Beck at the southern end is an old packhorse bridge.

Local facilities include a reputable public house and a nursing home. There are several schools in Sowerby -Thirsk School on Topcliffe Road, and also a primary school. The village is within easy access of the A1, A19/A168 for commuting both north to Teesside and south to York.

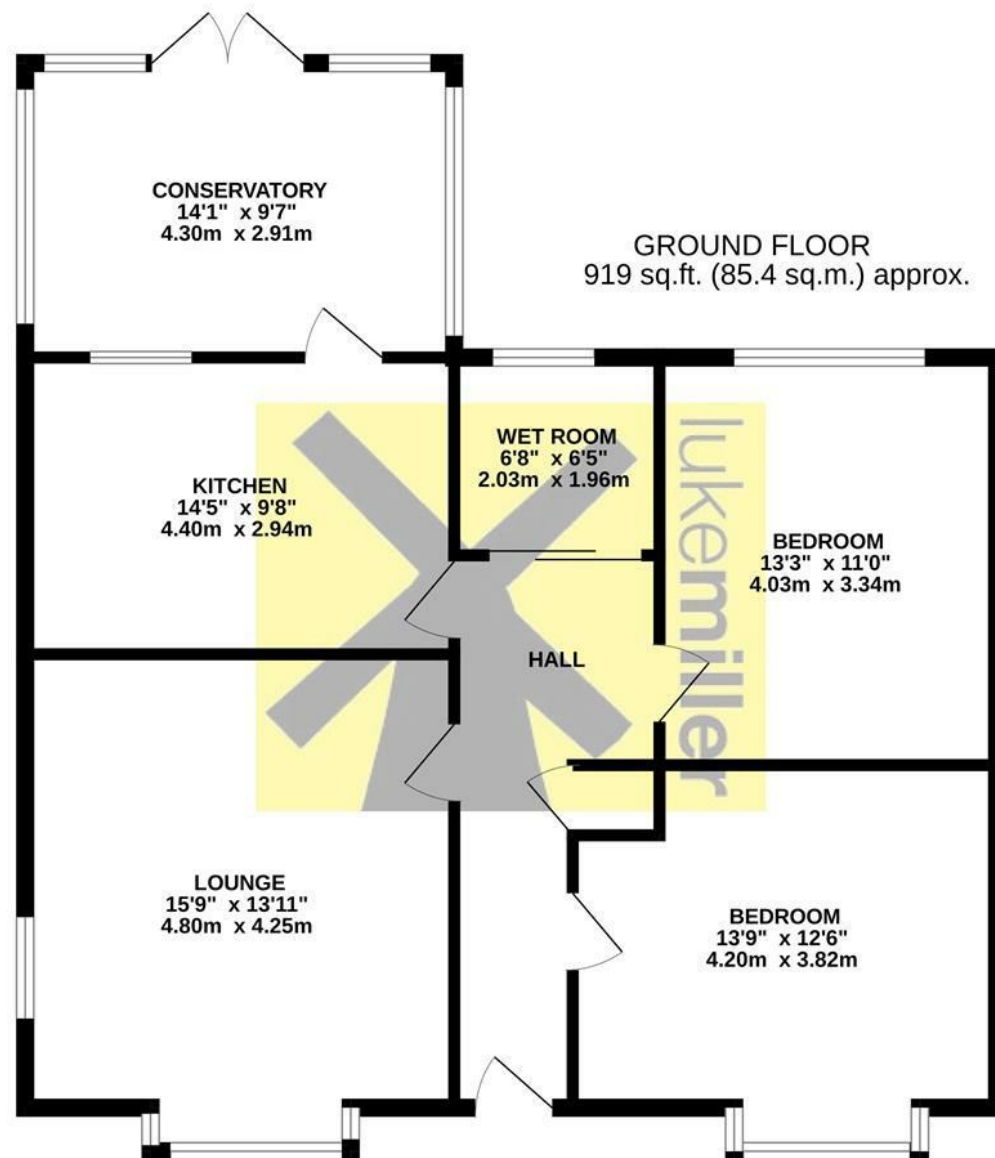
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TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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