



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

**Linden Back Lane, Sowerby,
YO7 1JT**

Guide Price £275,000

Situated on Back Lane, this spacious semi-detached home offers excellent and adaptable ground floor living space, ideal for those looking to future-proof their next move. A large conservatory adds further flexibility to the layout, while the first floor provides four good-sized bedrooms and a generous bathroom — well suited to families or anyone who values space and comfort.



The Property

On entering the property, a spacious hallway sets the tone for the rest of the home, offering a sense of space and practicality. From here, doors lead to the main living areas, the ground floor cloakroom, and the staircase to the first floor. The living room is of generous proportions, easily accommodating a large suite with space remaining for additional furniture. A wide front-facing window draws in natural light throughout the day, creating a bright and comfortable setting.

To the rear of the property, the kitchen is well planned with a good amount of both wall and base storage, ample countertop space, and fitted appliances suited to everyday use. The kitchen also provides a clear view and access to the rear of the home, making it a practical space for families or those who like to entertain. Double doors open from the kitchen into a large conservatory, which extends the living space considerably. This versatile room works well as a dining or garden room, with full views of the rear garden and direct access outside, offering flexibility for year-round use.

The dining room, located off the main hallway, is currently used as a ground floor bedroom, making the property adaptable for those who prefer or require single-level living. The ground floor cloakroom adds further convenience, fitted with a WC and hand basin.

Upstairs, the property continues to impress with three well-proportioned bedrooms, each offering a comfortable amount of space for furniture and storage. The large family bathroom is fitted with a panelled bath, separate step-in shower cubicle, WC, and wash hand basin on a pedestal, all complemented by tiled surrounds for ease of maintenance.

Externally, the home has been designed with practicality in mind. The front garden features an artificial lawn and a flagged path leading to the front door, keeping upkeep to a minimum while maintaining a neat appearance. To the rear, the garden is mainly paved, providing a secure and low-maintenance outdoor area suitable for outdoor furniture or potted plants. A side access door connects to the single garage, offering useful storage and parking options, along with additional on-street parking to the front if required.

The property is freehold

Council: North Yorkshire

Tax Band: C

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2526-1413-3629-2408-4341>

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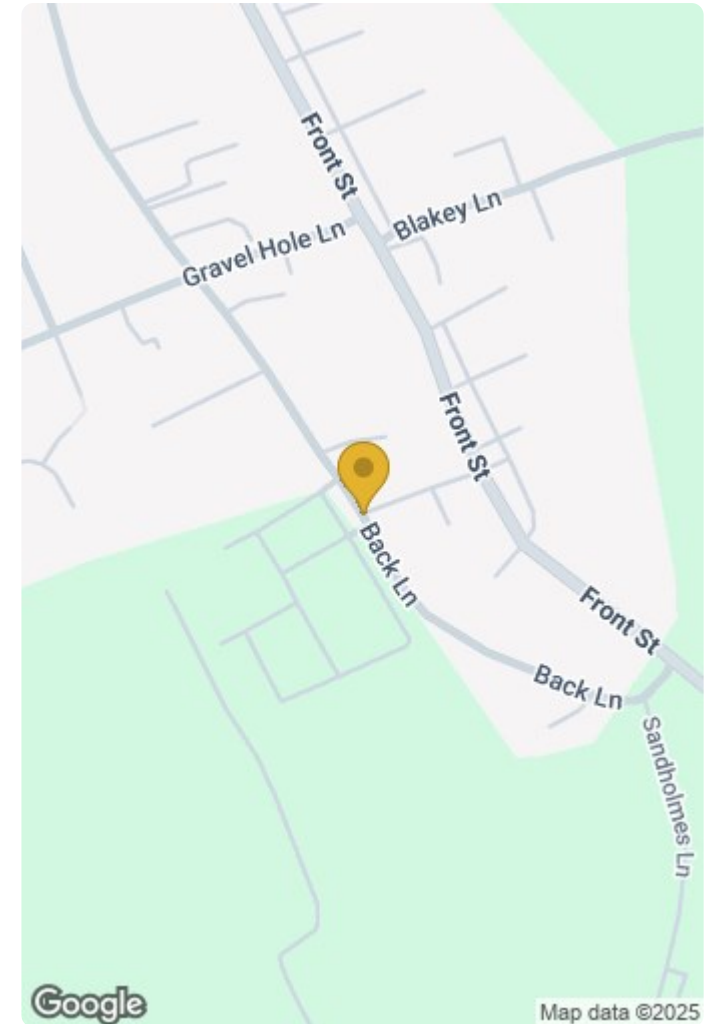
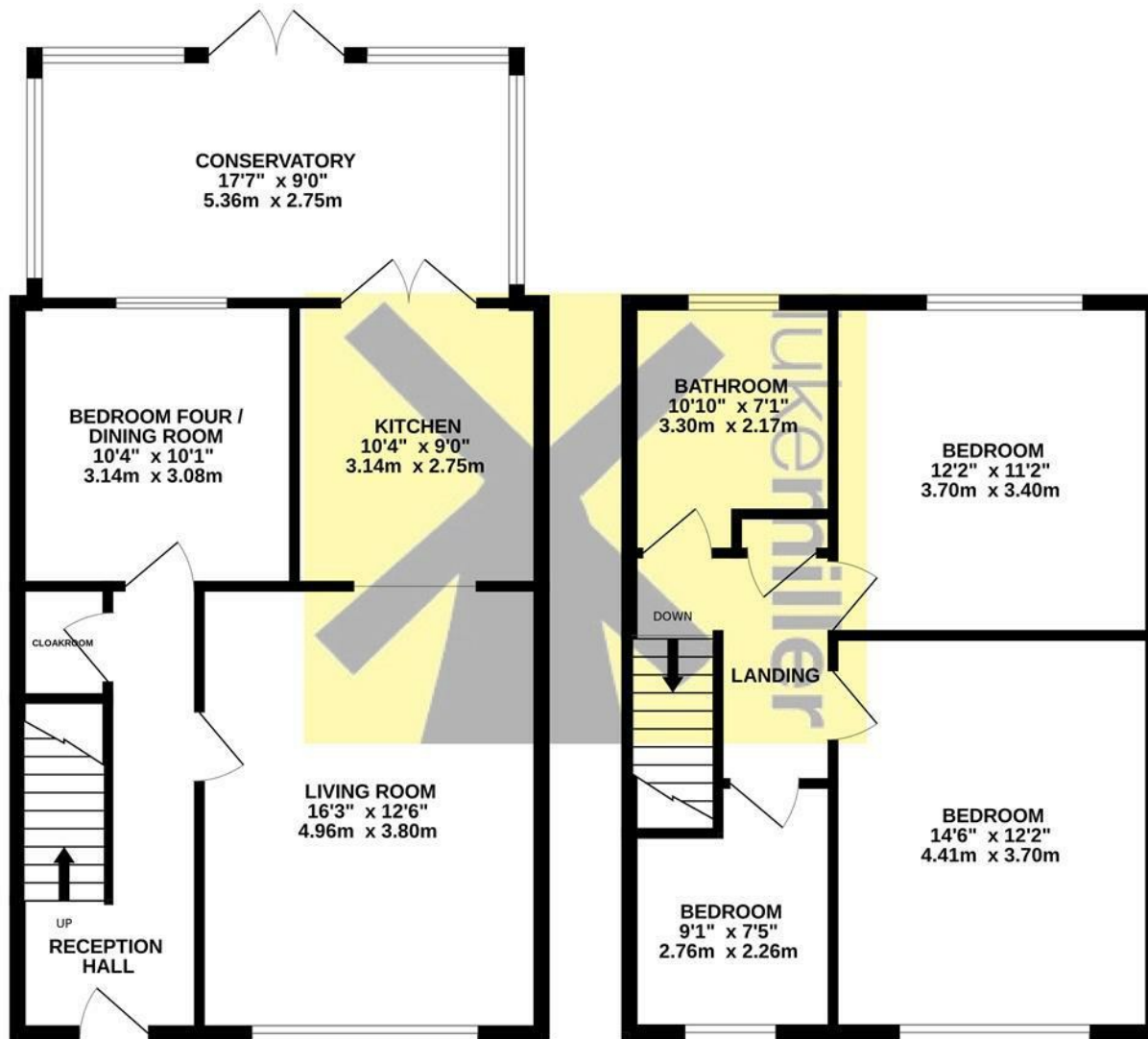
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GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.

1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.0 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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