HUNTERS®

HERE TO GET *you* THERE



Front Street

Sowerby, Thirsk, YO7 1JP

Asking Price £495,000

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Council Tax: E





111 Front Street

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Entrance Hall
13'0" x 7'8" (3.98 x 2.34)
Door opening from the side of the home, glazed double doors lead into the living room, with further doors to the kitchen and inner hallway. Useful store cupboard and central heating radiator.

Kitchen
5'2" x 11'10" (1.58 x 3.62)
A bright room with double glazed windows to the side and rear aspects, open plan to the dining area. Fitted with a range of wall and floor mounted units with matching work-surfaces. Sink and drainer unit with mixer tap, space and plumbing for washing machine and dishwasher and electric range cooker.

Dining Area
12'0" x 7'0" (3.68 x 2.15)
With fitted cupboards housing hot water cylinder, doors off to the office and dining room. Open to the kitchen.

Office
6'11" x 4'9" (2.13 x 1.47)
A useful work space with double glazed window and door to the side aspect.

Dining Room
13'1" x 8'2" (4.01 x 2.51)
Steps down from the dining area of the kitchen lead into the dining room. With a large double glazed window to the open rear aspect and the glazed doors to the conservatory, the room enjoys a high degree of natural light with a pleasant outlook.

Living Room
18'8" x 13'0" (5.69 x 3.98)
Feature stone hearth and chimney breast separate the living and dining room, creating a flexible living space with open living feel. Sliding patio doors to the garden and ornate beams to ceiling.

Conservatory
14'4" x 9'4" (4.39 x 2.85)
Enjoying an outlook to the garden and farmland beyond, a pleasant space to relax or entertain.

Inner Hall
Doors off to bedrooms, bathroom and shower room.

Bedroom One
8'9" x 16'6" (2.69 x 5.05)
With a range of fitted wardrobes and cupboards, double glazed window to the garden and central heating radiator.

Bedroom Two
10'10" x 11'0" (3.32 x 3.36)
Double glazed window to the front garden, fitted wardrobes and matching drawer units. Central heating radiator. Door to the 'Jack and Jill' shower room.

Bedroom Three
8'9" x 9'0" (2.69 x 2.75)
Double glazed window to the side aspect and central heating radiator.

Bathroom
7'8" x 7'5" (2.36 x 2.28)
Fitted with a modern white suite comprising; wash hand basin, low flush WC and panelled bath with

mixer taps. Double glazed window to the side and heated towel rail.

Shower Room

7'7" x 7'7" (2.33 x 2.32)

'Jack and Jill' with doors from the inner hall and bedroom two. Fitted with a white suite comprising; wash hand basin, low flush WC and walk-in shower cubicle. Double glazed window to the side and heated towel rail.

Externally

The bungalow stands in a good sized plot with garden to three sides, the driveway provides parking for several cars and leads to the double garage. Mature hedging borders the front and side of the garden, providing a high degree of privacy. To the rear, there is a very pleasant open aspect over grazing land, with Sutton Bank in the distance. The well maintained gardens are mainly laid to lawn with a selection of plants and shrubs throughout.

Anti Money Laundering Regulations - Thirsk

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously.

In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.









Road Map



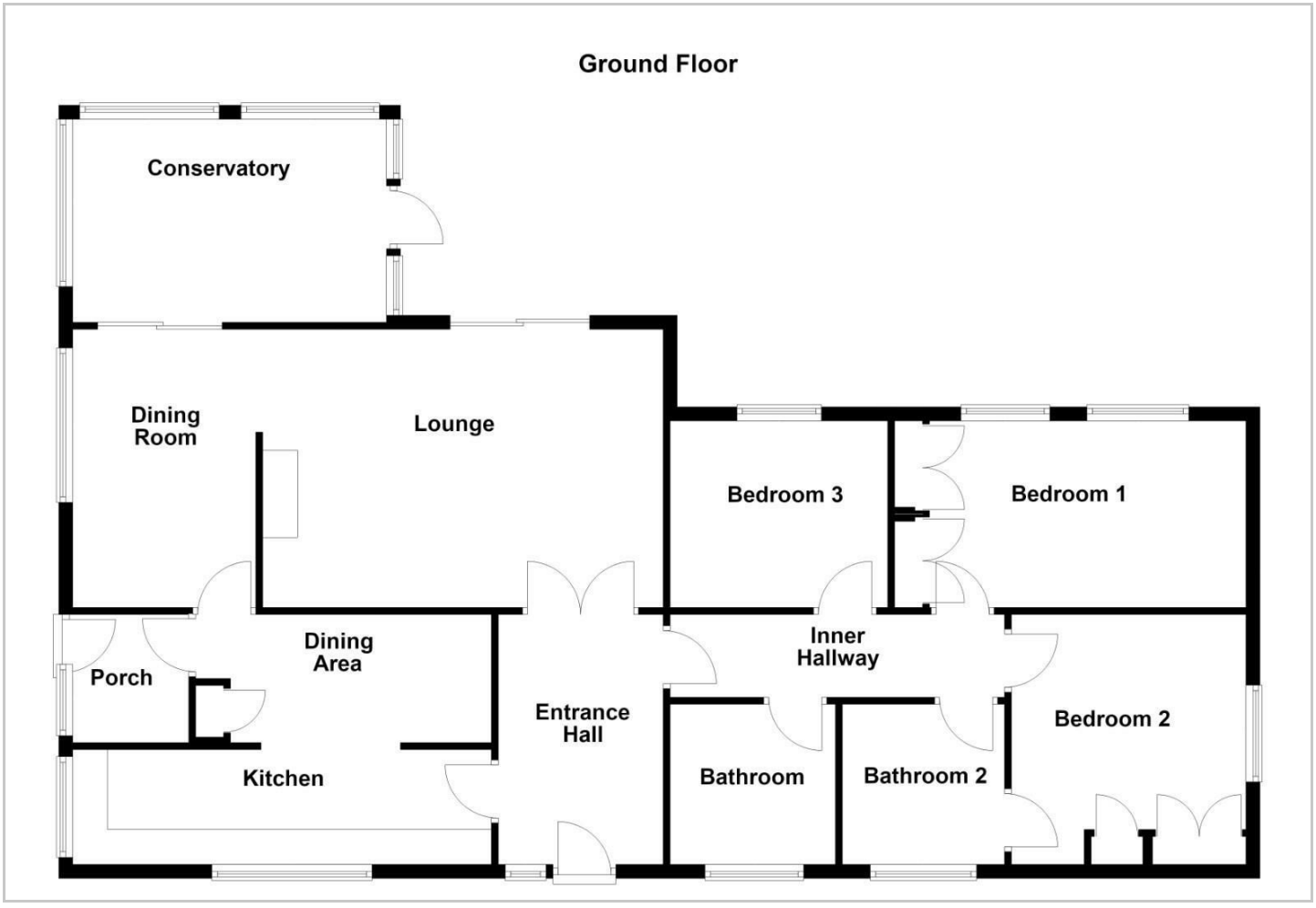
Hybrid Map



Terrain Map



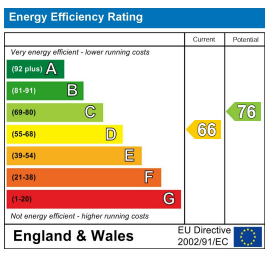
Floor Plan

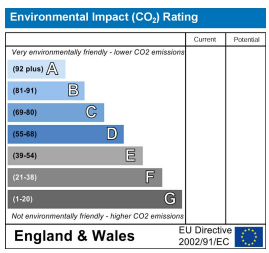


Viewing

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.
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