

# NOVE

5 Dale View Gravel Hole Lane, Sowerby

Thirsk

Guide Price £325,000



# 5 Dale View Gravel Hole Lane

Sowerby, Thirsk

Immerse yourself in this charming 3-bedroom Townhouse that boasts a prime location, just off from Front Street, Sowerby, spanning three levels. Step inside to discover a turnkey-ready dwelling, perfect for those seeking immediate comfort and style. With a private garden as your oasis, enjoy the tranquillity of your own outdoor space, ideal for relaxation and entertaining guests.

Internally, the property has been lovingly upgraded to a stylish and spacious home.

Discover the allure of the outside space, where an enclosed rear garden awaits. Featuring artificial grass to minimise maintenance efforts, this charming suntrap beckons you to bask in its warmth. Adjacent to the garden, a garage with a roller door stands as a functional addition, supplemented by a convenient parking space right in front. Whether you seek a moment of peace amidst greenery or a secure spot for your vehicle, this property's outdoor amenities cater to your every need.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Great Location
- Three Storey Townhouse
- Garage
- Private Garden
- Off Street Parking
- Turn Key Ready





### Hallway

On entering the property you are welcomed into the hall which offers access to ground floor rooms and stairs to the first floor.

### Living Room

17' 1" x 11' 10" (5.20m x 3.60m)

The spacious living room has a feature electric fire built into the wall, the large bay window floods the room with natural light and there are white shutters fitted to the front window.

### Kitchen

15' 5" x 14' 2" (4.71m x 4.31m)

To the rear of the property the kitchen is a wonderful space, with ample space for a dining table and rear door to the garden. The granite worktops and wood base and wall units have a modern feel whilst maintaining the traditional North Yorkshire charm. The Worcester Bosch gas boiler was installed 2 years ago.

### Downstairs Toilet

6' 5" x 3' 2" (1.96m x 0.97m)

With white toilet and basin, heated towel radiator.

### First floor landing

Offering access to all first floor rooms and stairs to second floor.

### Bedroom Two

15' 6" x 11' 10" (4.72m x 3.61m)

To the rear of the property this double bedroom has fitted storage and two windows to the rear of the property.





### **Bedroom Three**

11' 1" x 8' 8" (3.38m x 2.63m)

This double size bedroom is currently used as an office, with window to the front elevation fitted with white plantation shutters.

### **Principle Suite**

17' 11" x 9' 8" (5.46m x 2.95m)

The large double bedroom has velux windows to the front and the rear, eaves storage and also a large storage cupboard.

### **Ensuite Shower Room**

With corner shower unit, toilet and basin the good size ensuite is fitted with a heated towel radiator.









## GARDEN

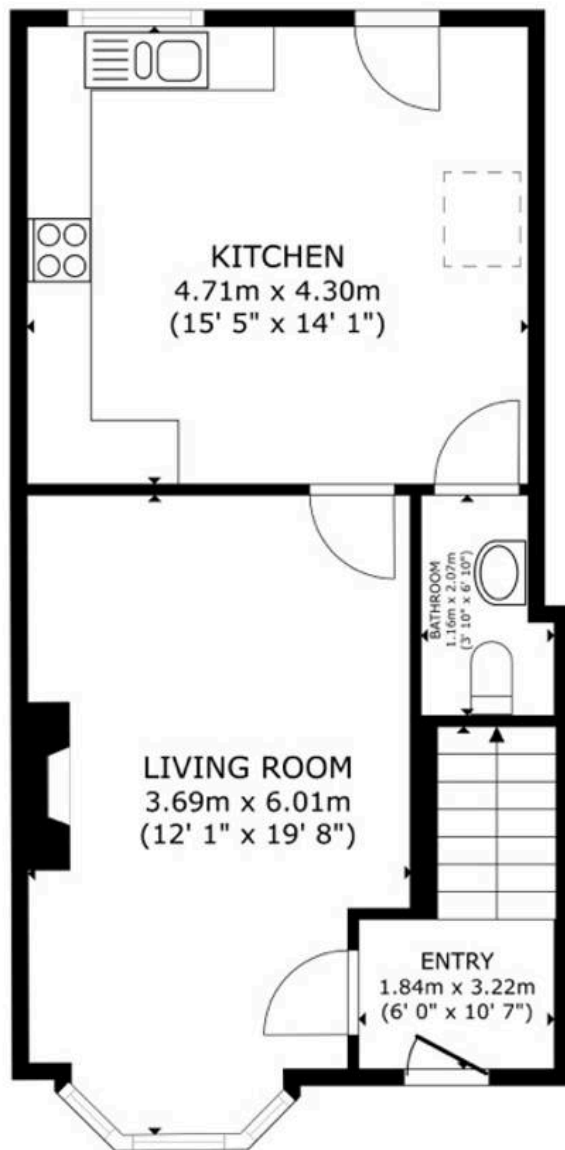
Enclosed rear garden, with artificial grass the low maintenance garden is a lovely sun trap all day long.

## Garage

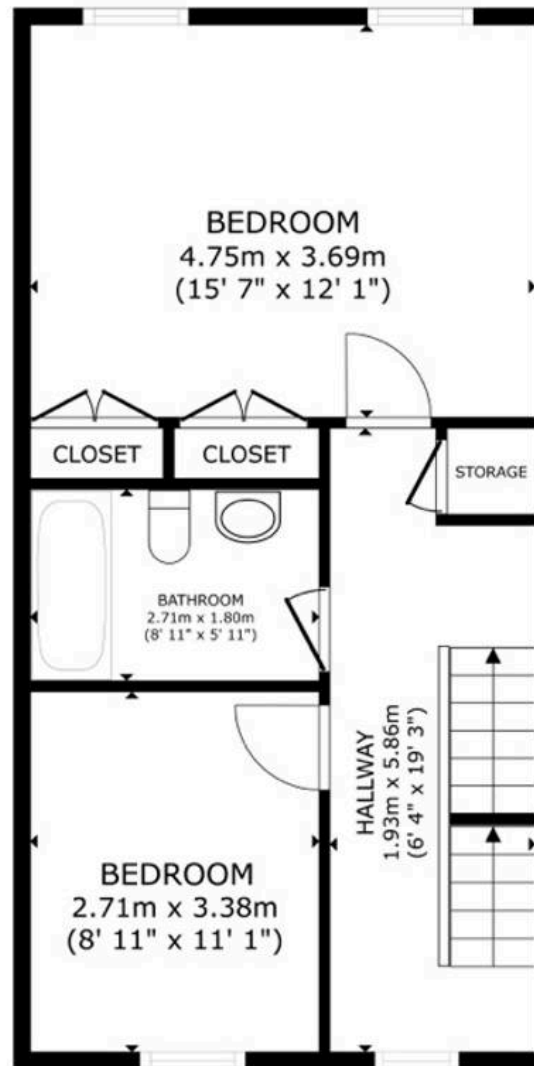
With roller shutter door, ample space for parking or storage. There is additional roof space in the rafters if extra storage is required.

Off street parking is available in front of the garage.

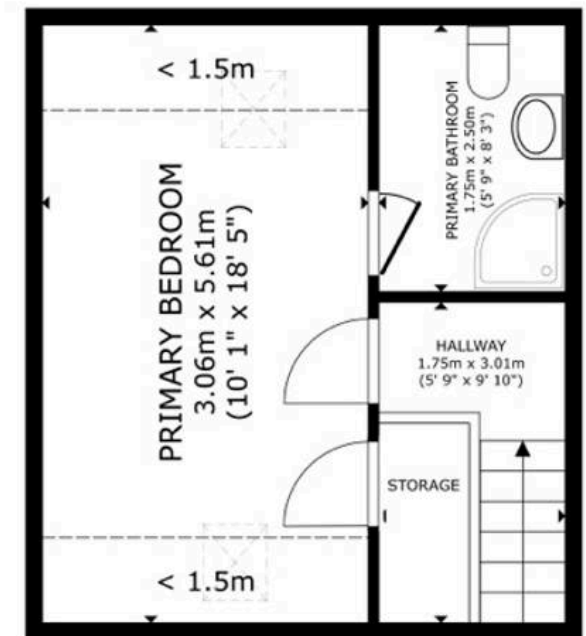




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1 48.0 m<sup>2</sup> (517 sq.ft.) FLOOR 2 45.8 m<sup>2</sup> (493 sq.ft.) FLOOR 3 22.7 m<sup>2</sup> (244 sq.ft.)  
EXCLUDED AREAS : REDUCED HEADROOM 4.9 m<sup>2</sup> (53 sq.ft.)  
TOTAL : 116.5 m<sup>2</sup> (1,254 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







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