

Davis
Lund

Dishforth
Thirsk
North Yorkshire
YO7 3JU
Guide Price £335,000





Accommodation

A delightful village cottage, revealing a spacious and beautifully presented interior, following a recent full renovation. The extended property is tucked away, offering a quiet setting away from main roads and benefitting from good size gardens and a substantial stone built outbuilding.

The property has just undergone a full programme of renovations, including a stylish kitchen, substantial plumbing works and new electrics, fresh décor and new flooring throughout. The extended cottage now offers a light and airy interior, which is ready to move into.

On the ground floor, the main entrance door leads into the living room, with exposed ceiling beams, understairs storage and a gas stove. The revamped kitchen/diner offers a range of modern fitted units and houses the new gas central heating boiler, whilst a pantry cupboard provides storage. The glazed porch adds further storage, whilst being ideal for village life, especially for purchasers with dogs and children. The inner hallway offers stairs to the first floor and access to the house bathroom, fitted with a white suite including a bath with glazed screen and shower over. To the first floor there is a landing with loft access, plus three light and airy bedrooms.

Externally, gated access is available from the street, leading up to the front of the house. The rear garden is a good size, mainly laid to lawn and enclosed by fence and wall boundaries, whilst the outbuilding provides handy storage (ideal for bikes) and gives scope for conversion, subject to necessary consents.

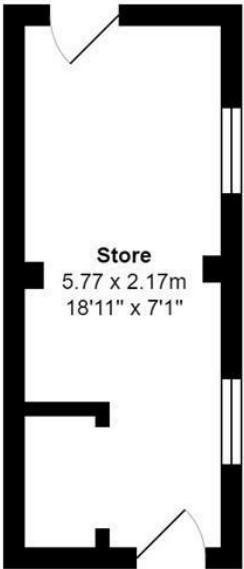
The house offers ease of access to local transport links, including the A1(M) and A19, whilst also being a short drive from both Thirsk and Ripon. Dishforth itself boasts a number of amenities, including two public houses, a primary school, part time post office, village hall and children's play area.

Properties of this quality are rare to market, especially in such a sought after village and an early viewing is advised on this hidden gem, which is offered for sale with no onward chain.

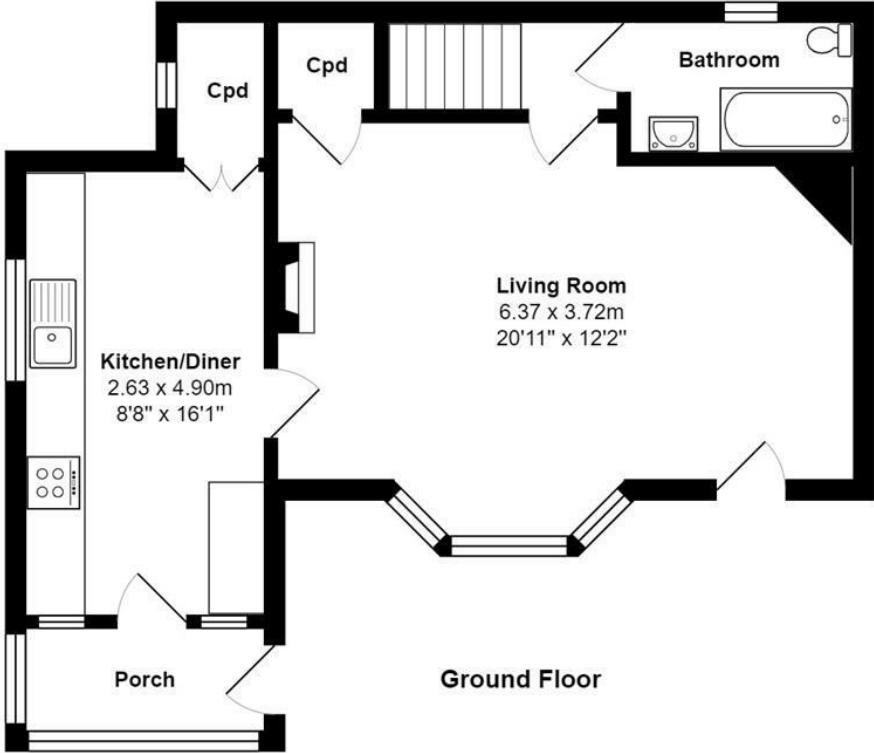




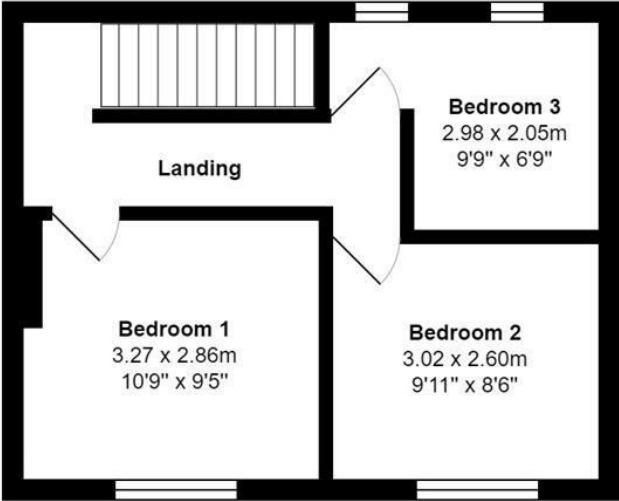
Floorplan



Store




Ground Floor




First Floor



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01845 421010 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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