







## **Accommodation**

A recently constructed and extremely spacious three storey semi-detached family home, revealing almost 1500 square foot of flexible and neutrally decorated accommodation in total. The four double bedroom property also benefits from parking and a good size enclosed garden, whilst also enjoying countryside views.

The house is situated in the picturesque and highly sought after village of Rainton, located approximately five miles from Ripon, so amenities are available close by. The property is also ideally placed for transport links, including the A1 and beyond, plus national rail networks from Thirsk.

On the ground floor the main entrance door leads into a spacious entrance hall, with stairs rising to the first floor, understairs storage and a cloakroom/WC. The fantastic size open plan lounge/kitchen/diner completes the downstairs layout, with double doors leading to the rear garden and a stylish fitted kitchen, with a range of modern units and integrated appliances. To the first floor there is a landing with further staircase leading to the top floor, three good size double bedrooms and a fully tiled bathroom, fitted with a white suite, including a bath with glazed screen and shower over. On the top floor there is a further very good size bedroom, flooded with light through skylights and with eaves storage, whilst an additional bathroom comes fitted with both a bath and separate shower cubicle. The property is double glazed and it also offers gas central heating.

Externally a pathway leads to the front door, whilst an archway gives vehicle access to the rear of the house, where there are two allocated parking spaces. Gated access is available to the enclosed rear garden, which attracts plenty of sunshine throughout the day and is perfect for purchasers with pets and children. The garden is mainly laid to lawn, whilst a patio makes a great entertaining area.

A must to view for anyone looking for spacious village living, the property is sure to suit a range of purchases, including investors, as the house is currently utilised as a holiday let. Offered for sale with no onward chain, an early viewing is advised on this lovely home.



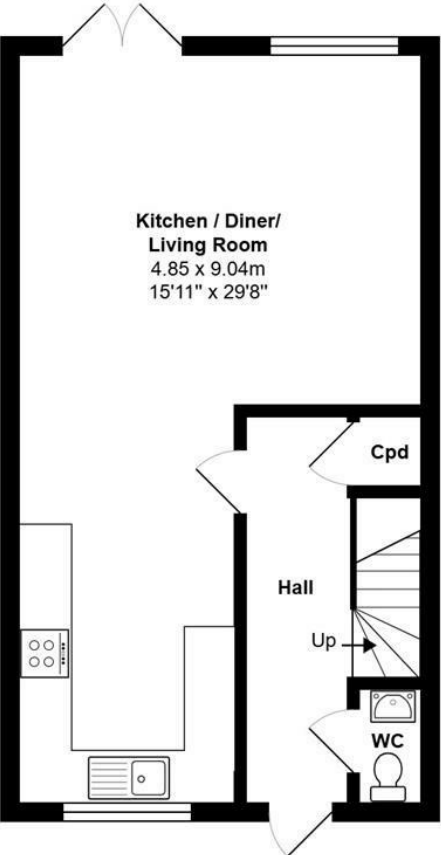




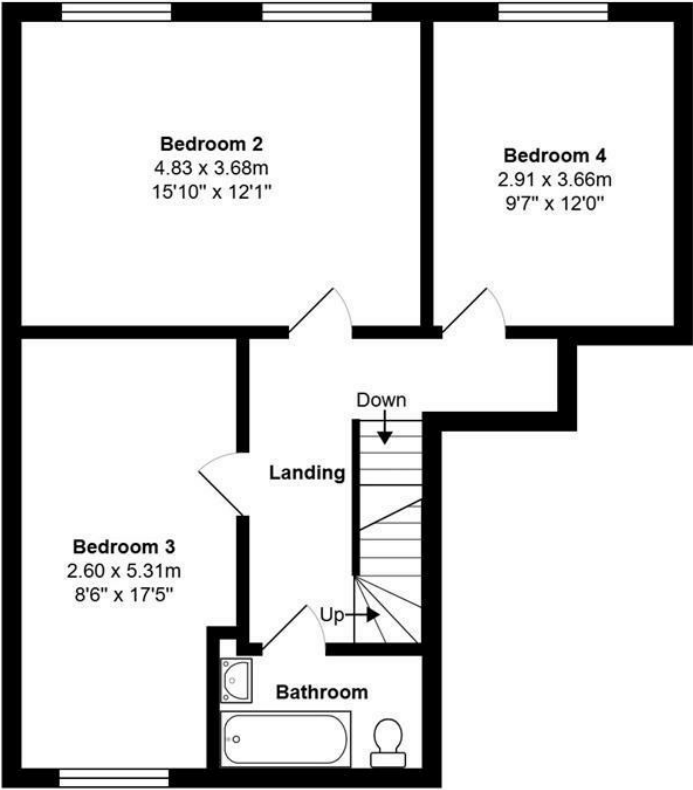




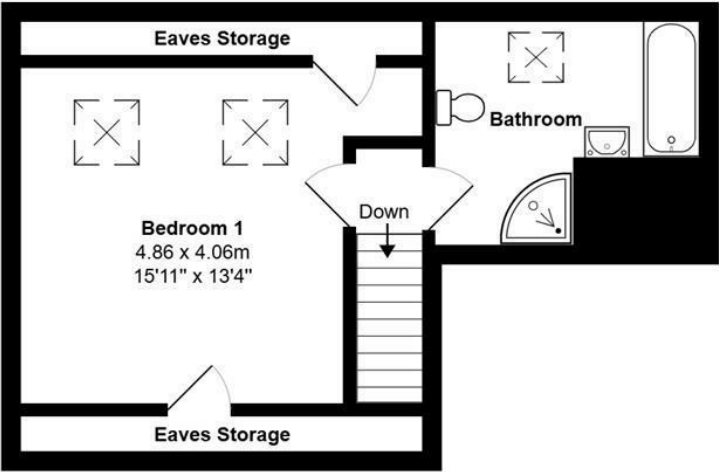
Floorplan



Ground Floor



First Floor



Second Floor

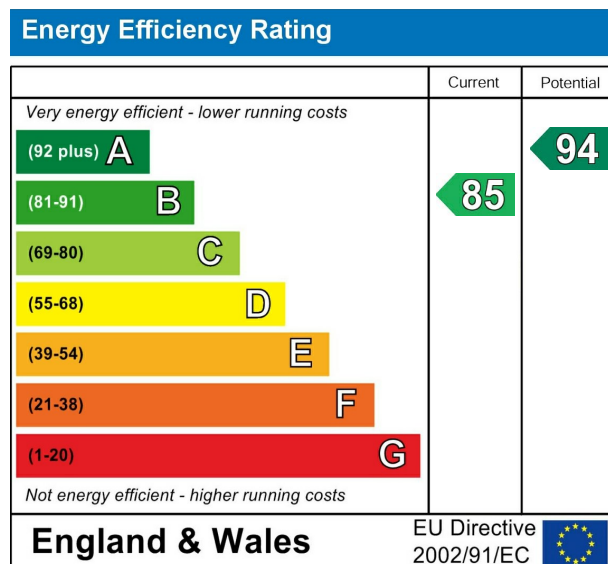








## EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://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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