







## **Accommodation**

A smartly presented three bedroom link-detached house, set in a small cul-de-sac and located in the highly sought after village of Dishforth. The property has just been much improved in recent years, now revealing a modern and immaculately presented interior, which is ready to move into and sure to suit a variety of potential purchasers.

The house offers ease of access to local transport links, including the A1(M) and A19, whilst also being a short drive from Ripon, Thirsk and Boroughbridge. 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.

On the ground floor the main entrance door leads into the entrance hall, with stairs rising to the first floor and a cloakroom/WC. The living room comes fitted with a gas fire, whilst the open plan kitchen/diner is a great size, with under stairs storage, a cupboard housing the boiler and double doors to the rear garden. The kitchen comes stylishly fitted, with a range of modern units and integrated appliances. To the first floor there is a landing with storage cupboard and loft access, three bedrooms (two good size doubles and all with fitted storage/wardrobes) and the fully tiled modern shower room, fitted with a stylish white suite and large walk in shower. The house is double glazed and benefits from gas central heating, helping to create an energy efficient home.

Externally there is driveway parking to the front of the house, also leading to the single garage, with up and over door. There is a small low maintenance garden with pathway to the front door, whilst a passageway continues to the side of the house and through gated access, to the rear garden. The rear garden is a good size, being fully enclosed and ideal for purchasers with children and pets. The garden is mainly laid to lawn, with both decked and patio seating areas. There is a timber shed and rear access door to the garage, which offers power and light.

The property is offered for sale with no onward chain and the house is sure to be of interest to growing families, or those looking to downsize.



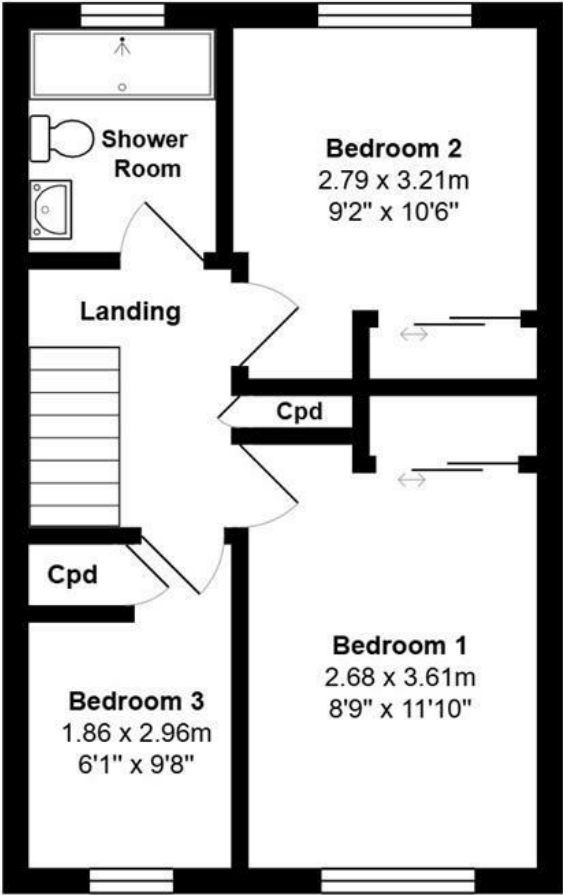
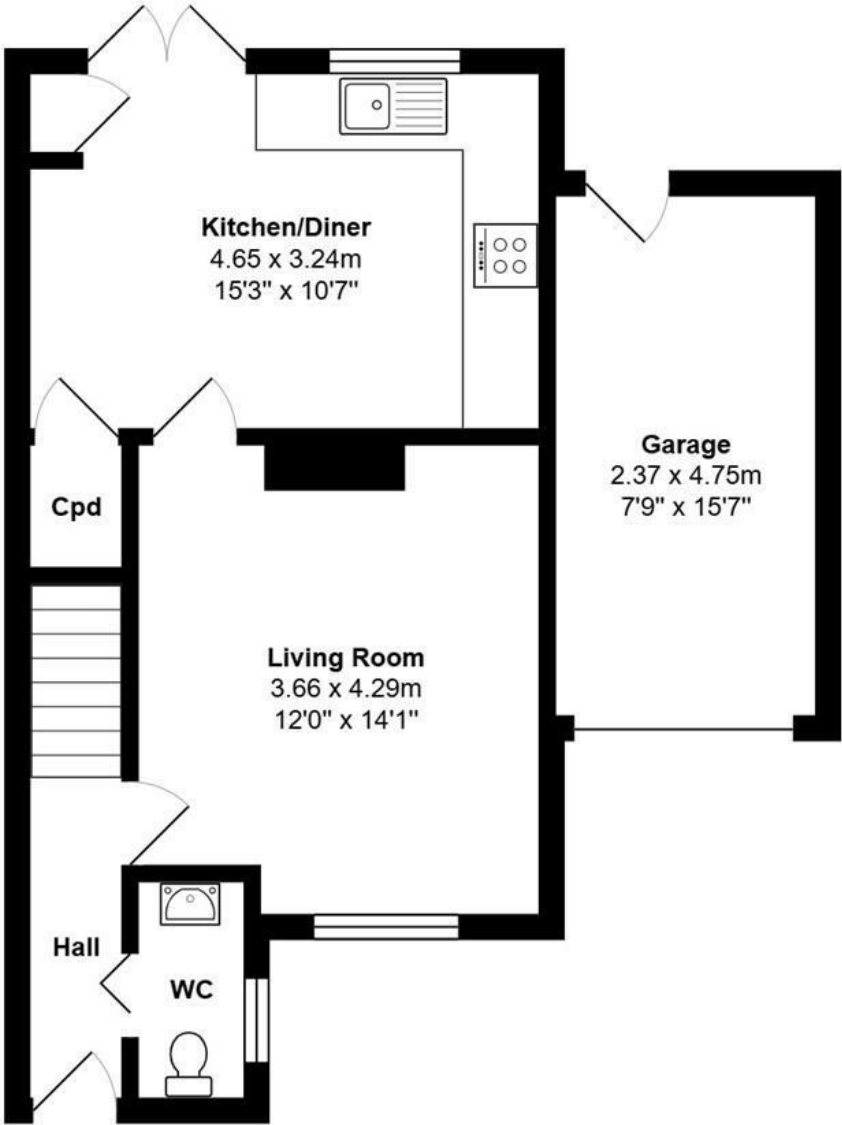








Floorplan

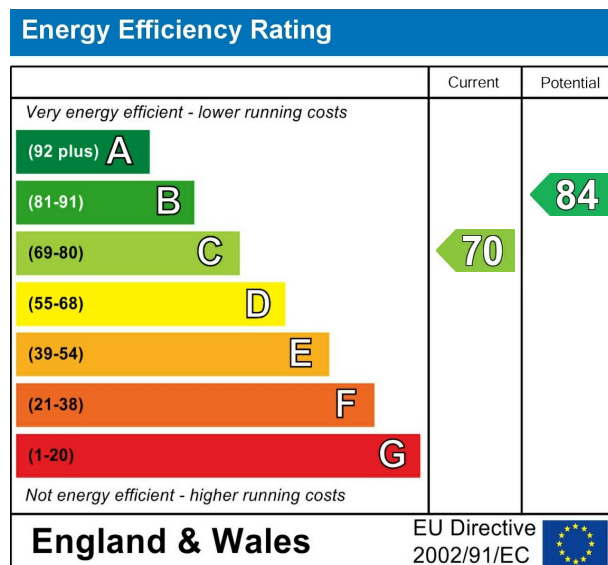








## EPC



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**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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