







## **Accommodation**

A delightful modern semi-detached house, occupying a great position and being located on a highly sought after development. The property offers a superior layout in comparison to a number of three bedroom semis recently built close by, with three good size bedrooms and an ensuite shower room.

Approximately six years old and with the balance of the new build warranty still in place, the property enjoys an open outlook to the front and a good size plot, with an enclosed garden and off-street parking.

Situated on a highly desirable development in the sought after Sowerby part of Thirsk, the house is ideally placed for local schools, shops and leisure facilities. There is ease of access to the A19 and A1M, whilst Thirsk train station is also just a short drive away and a supermarket available very close by.

On the ground floor there is a good size entrance hall, with a cloakroom/WC and stairs rising to the first floor. The stylish kitchen/diner is fitted with a range of modern units, whilst there is also space for a dining table. The living room offers a double aspect and completes the downstairs layout, with double doors leading to the garden. To the first floor there is a landing with loft access and storage cupboard, main bedroom with ensuite facilities, two further bedrooms and the modern part tiled house bathroom, fitted with a white suite.

Externally there is an open garden to the front and side of the house, well stocked with shrubs and plants, whilst parking is available for two cars. A gate leads to the fully enclosed garden, with fence and wall boundaries and being ideal for purchasers with children and pets. The garden is part laid to lawn, whilst also offering a patio.

The house benefits from the modern features you would expect from a recently built home, including a high EPC energy efficiency rating, aided by double glazing and a modern combi gas central heating boiler.

The house offers modern living in a sought after area and an early viewing is advised.

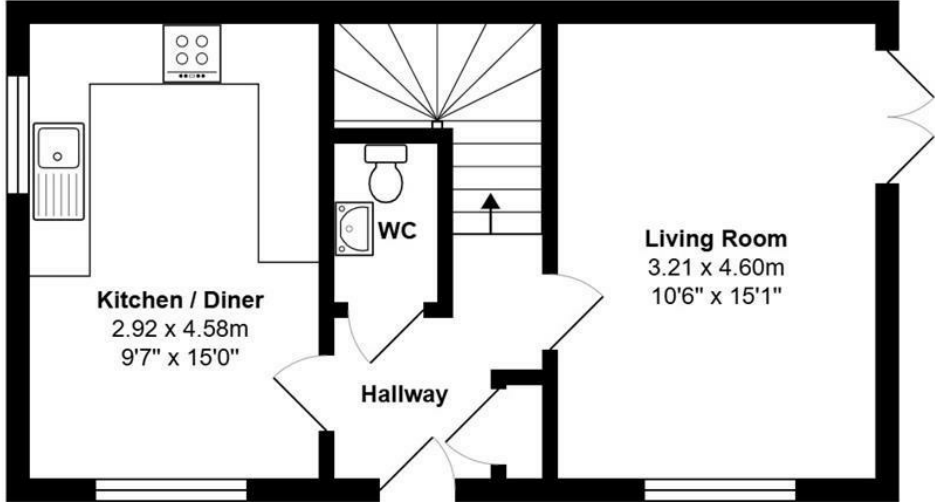




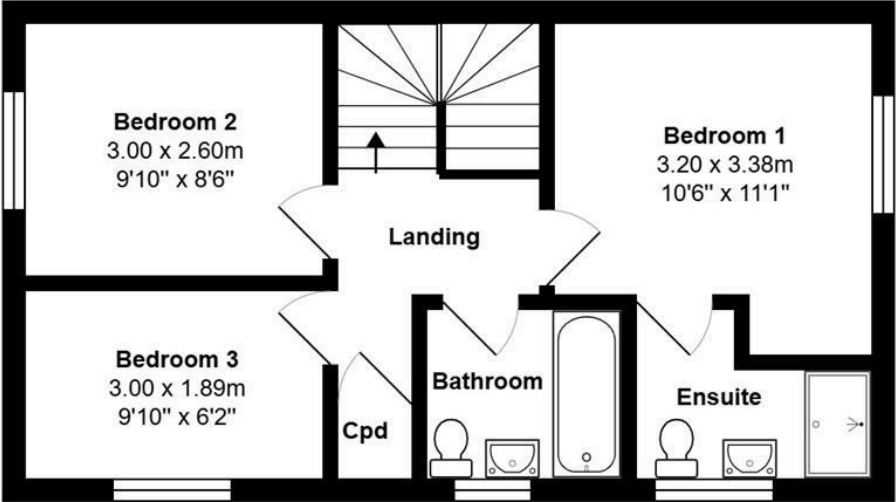




Floorplan



Ground Floor



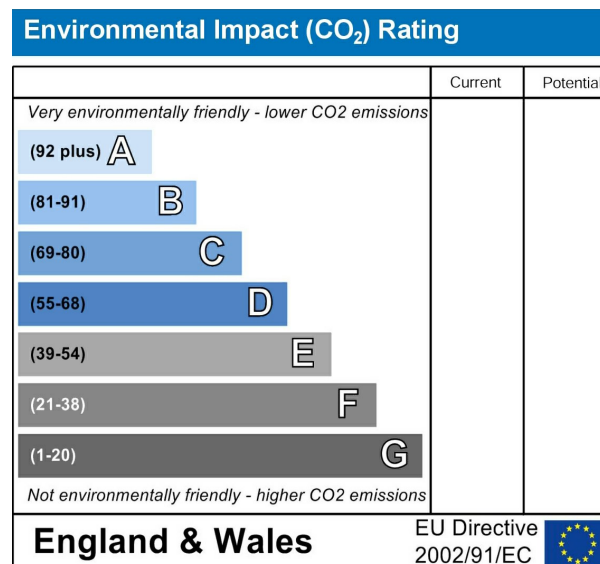
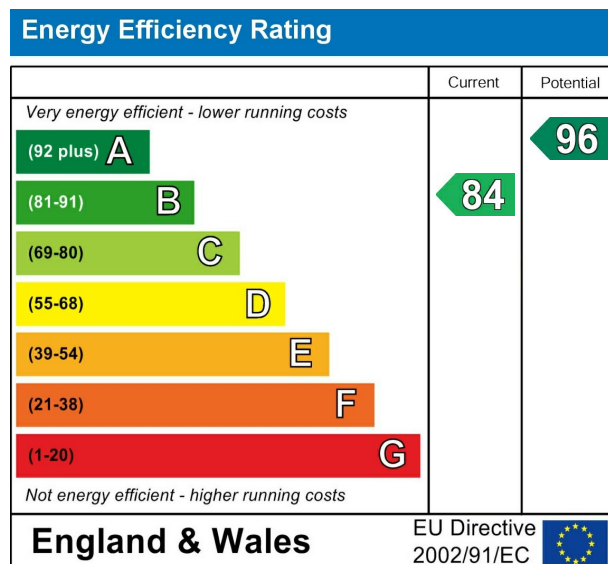
First Floor







## 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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

