





Accommodation

A lovely three bedroom semi-detached house, constructed approximately five years ago and situated in an enviable quiet setting, on an ever popular development. The property reveals well maintained neutral accommodation and a good size enclosed rear garden, whilst parking is also available.

Offered on a 56% share basis (£340 rent currently paid monthly on the subsequent 44%), the property is ideal for first time buyers wanting to get on the property ladder.

On the ground floor there is an entrance hall with storage cupboard and stairs rising to the first floor, cloakroom/WC, living room with storage and double doors leading to the rear garden and the stylish kitchen/diner, fitted with a range of modern units and some integrated appliances. To the first floor there is a landing with loft access hatch, main bedroom with modern ensuite facilities, two further bedrooms and the house bathroom, part tiled and fitted with a white suite.

Externally there is a small front garden, with a pathway leading to the front door. A driveway provides parking, whilst gated access is available to the enclosed rear garden, with fenced boundaries and being mainly laid to lawn, with a patio entertainment area and further matching paving slabs available, should the new owner(s) wish to add extra space.

The location is well served, with an array of shops and amenities readily available, being approximately 1.5 miles from the centre of Thirsk. There are lovely countryside walks on the doorstep, whilst the property is also ideally placed for commuting, with road networks available close by, plus Thirsk train station only being a short drive away.

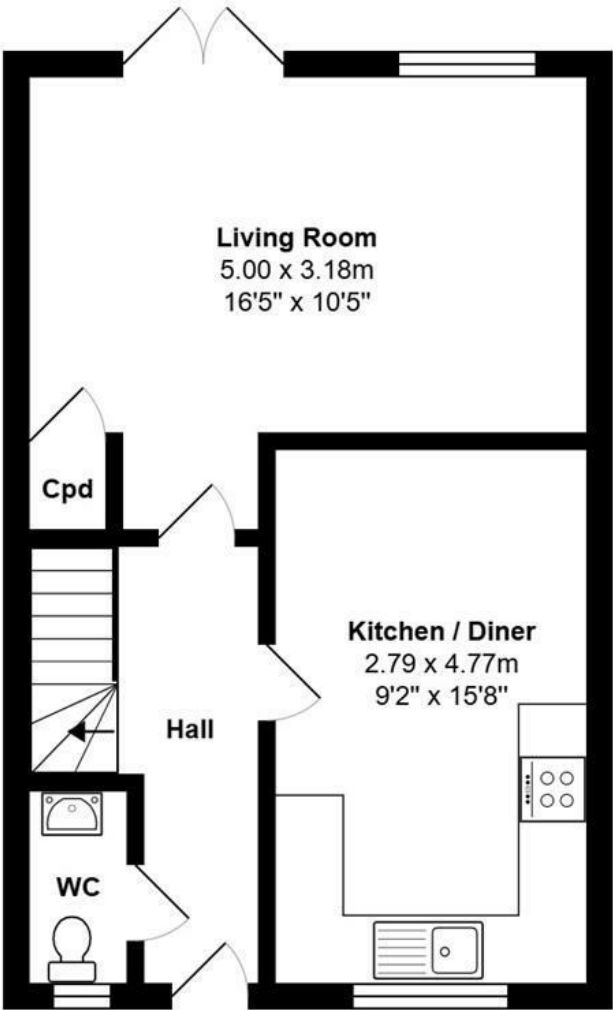
Offered for sale with no onward chain, an early viewing is advised on this great starter property, which also benefits from gas central heating and double glazing, making for an energy efficient home and still with the remainder of the new build warranty in place.

AGENTS NOTE - This property will be available to purchase on a 100% Freehold basis, at £265,000.

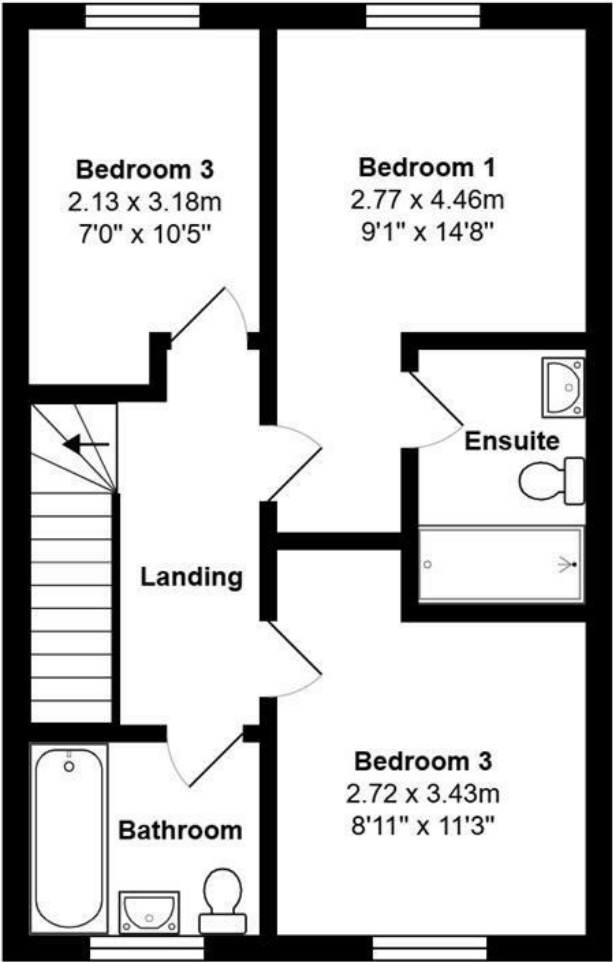




Floorplan



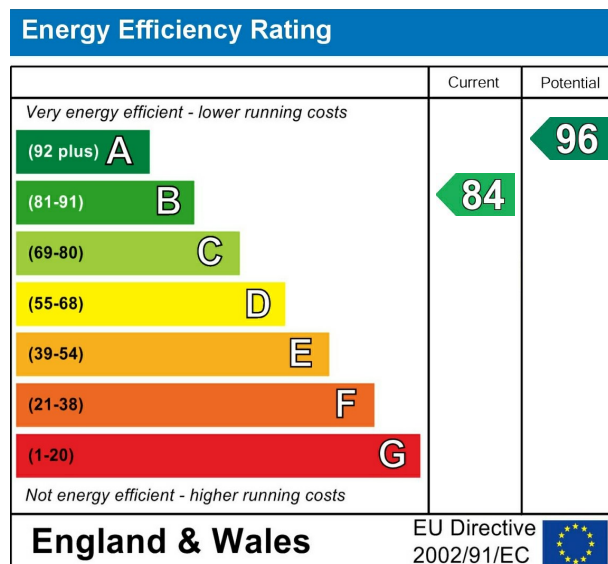
Ground Floor



First Floor



EPC



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.

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

