





Accommodation

A substantial detached bungalow, revealing an immaculately maintained and beautifully presented interior, with particularly spacious accommodation arranged over two floors.

The light and airy accommodation extends to over 2000 square foot in total, with a flexible layout, which is sure to be of equal interest to both families and also purchasers looking for a retirement property in a sought after village.

Situated in the picturesque village of Dishforth. The property offers ease of access to local transport links, including the A1(M) and A19, whilst also being a short drive from Ripon and Thirsk. 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 doors leads into a spacious entrance hall, with stairs rising to the first floor and understairs storage. The great size double aspect living room is situated to the front of the property, fitted with an attractive fireplace and wood burning stove. An open plan kitchen/diner/family room offers a flexible dining and entertaining area, with access to the rear garden and coming fitted with a range of modern units and integrated appliances. A tiled floor flows into the utility/boot room, with rear access door and being ideal for village life and purchasers with pets. Access is also available to the integral garage, with power and light, plus an electric roller door. The main bedroom comes fitted with a range of wardrobes and offers a modern fully tiled shower room, fitted with a white suite. A further double bedroom and bathroom complete the downstairs layout, the bathroom once again being fully tiled and fitted with a modern suite. To the first floor there is a landing and two further double bedrooms (one with a walk in wardrobe and further storage), whilst an additional shower room services the first floor. The property is fully double glazed and oil central heating is in place.

Stepping outside, the bungalow sits on a very generous plot, with driveway access to the front, providing parking for several vehicles and giving access to the garage. The established front garden is mainly laid to lawn, offering an array of shrubs, plants and trees. Side access is available to the delightful enclosed rear garden, offering a high degree of privacy and again being well established, with an extensive patio and summer house.

Properties of this quality are rare to market, being ready to move into and sure to suit a variety of potential purchasers, so an early viewing is advised on this highly desirable home, which is also offered for sale with no onward chain.

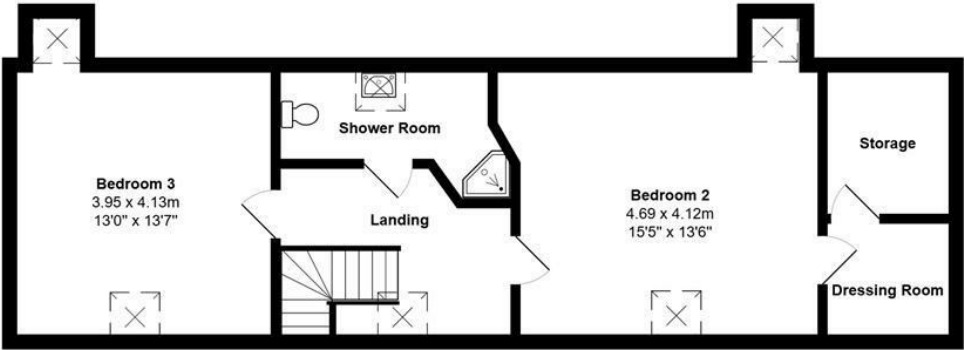




Floorplan



Ground Floor

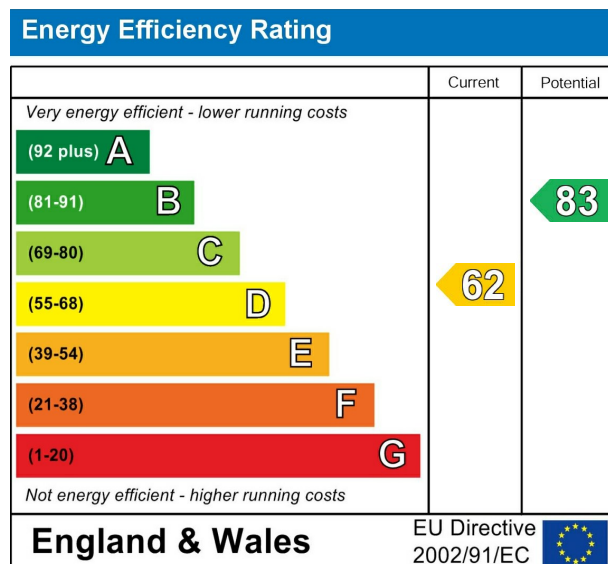


First Floor





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

