





Accommodation

A modern and stylishly presented three bedroom family home, situated on an established and highly desirable development, located to the outskirts of Thirsk. The property reveals a neutrally decorated and smartly presented interior, which is ready to move into.

The house feels spacious, with the floor space arranged over three floors and extending to approximately 1100 square foot in total. Properties of this size are rare in this price bracket, meaning the house offers great value for money. The flexible accommodation is ideal for those with a growing family, whilst the lovely open outlook and setting, sets it apart from similar properties available close by.

The property's location is well served, with an array of shops and amenities readily available, being less than a mile 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 walk away.

The main entrance door leads into the entrance hall, with stairs rising to the first floor and access to the cloakroom/WC. The kitchen comes fitted with a range of modern units and some integrated appliances, whilst also housing the gas central heating boiler. The good size living room completes the downstairs layout, with under stairs storage and double doors leading to the rear garden. To the first floor there is a landing with stairs leading to the top floor, two double bedrooms (one with fitted wardrobes) and the modern part tiled house bathroom, fitted with a white suite. On the top floor there is the main bedroom suite, offering a double bedroom with over stairs storage, dressing area with fitted wardrobes and an ensuite, again fitted with a modern white suite

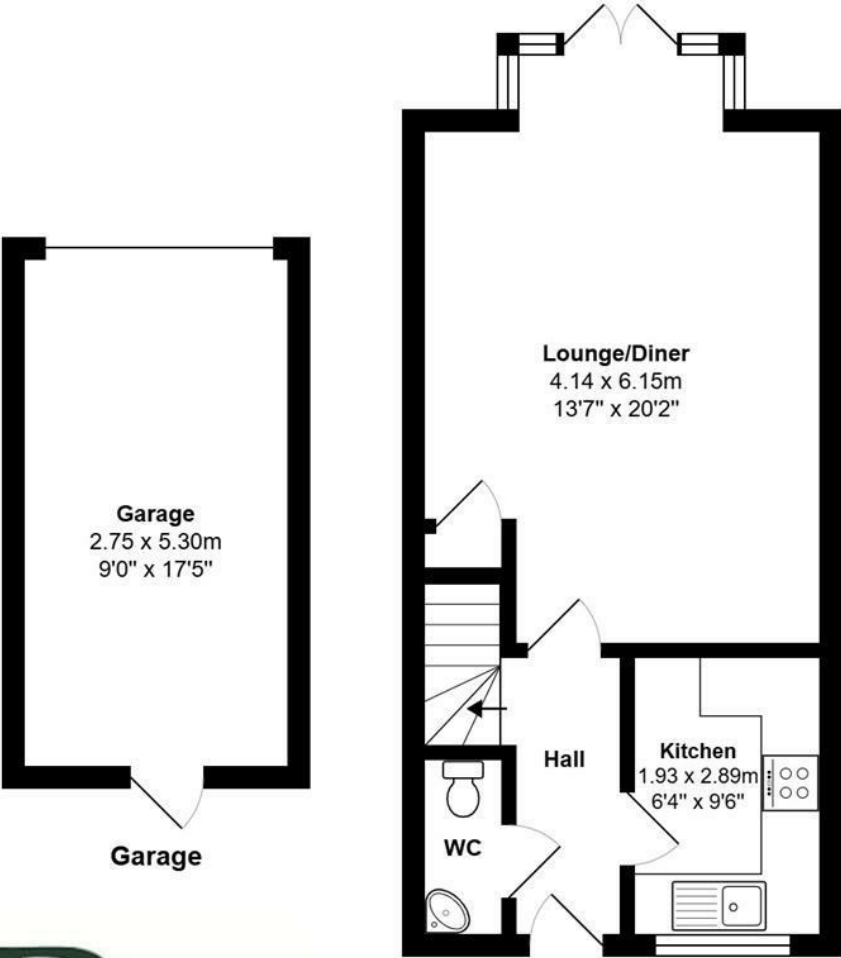
Externally there is a lawned garden to the front of the house, with a pathway leading to the front door and access to the garage. The rear garden is a real delight and proves a sun trap, being well stocked and offering a great area to relax and unwind. The garden is fully enclosed, whilst a patio is in place. The house also benefits from a single garage and driveway parking.

Properties of this quality are rare to market and an internal viewing is essential to appreciate the space on offer with this lovely home, which is also offered for sale with no onward chain.

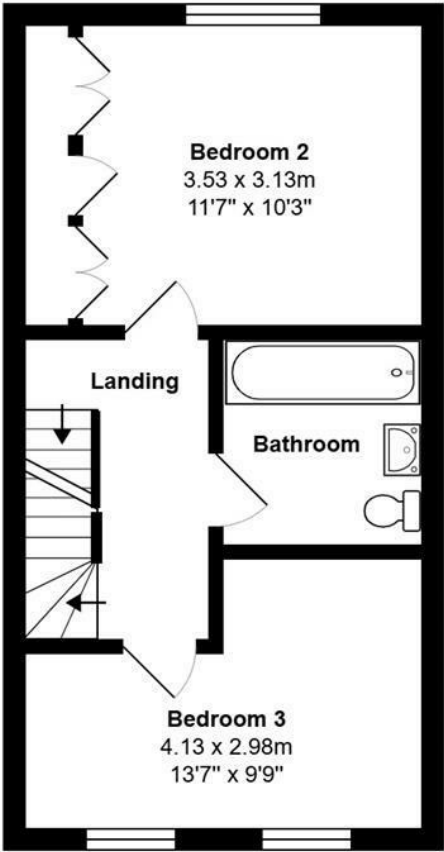




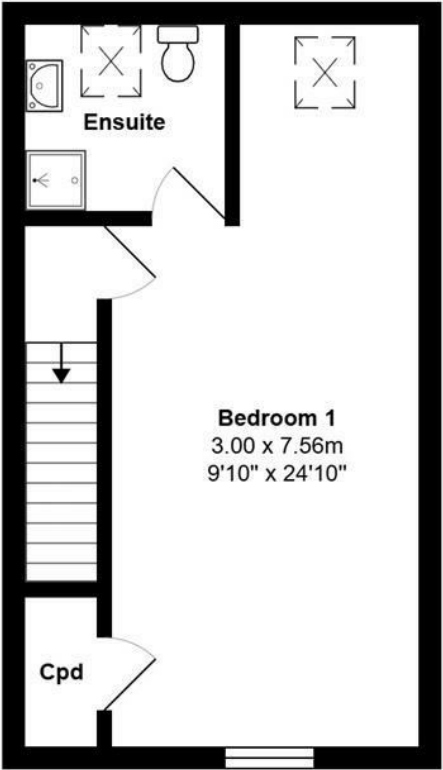
Floorplan



Ground Floor



First Floor

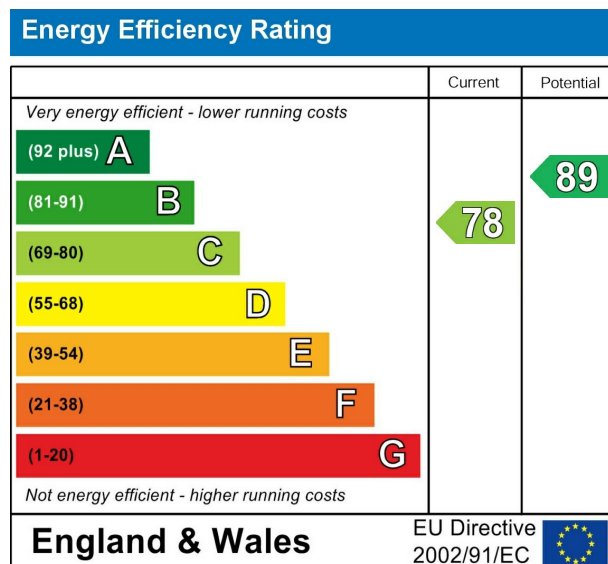


Second Floor





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

