





## **Accommodation**

A newly refurbished three bedroom cottage, now revealing a modern and stylish interior, whilst being located in the highly sought after village of South Kilvington.

The property has just undergone a full programme of refurbishment, including a new roof, wiring, kitchen, bathroom and heating system. Neutral tones have been used, helping the property to feel light, airy and spacious. The property also features parking and a great size garden, which backs onto fields and offers a lovely outlook.

Located approximately a mile from Thirsk, South Kilvington is well serviced with a primary school, church and public house. The property is also ideally placed for road networks, including the A19 and A1(M), whilst Thirsk train station is also available close by.

On the ground floor there is an entrance hall, with stairs rising to the first floor and access into the utility room/WC. The stylish kitchen/diner offers a range of fitted units and integrated appliances, whilst double door access is available to the rear garden. The spacious living room completes the downstairs layout, with views over the garden and two storage cupboards. To the first floor there is a landing with fitted storage, three good size bedrooms and the modern house bathroom, fitted with a white suite, including a bath and separate shower.

Externally to the front of the cottage there is allocated parking, whilst a passageway and gated access lead to the rear garden. The rear garden is fully enclosed, both aiding privacy and making it ideal for owners with pets and children. To the bottom of the garden and concealed by fencing, there is a brick outbuilding, which could be upgraded to suit a number of uses.

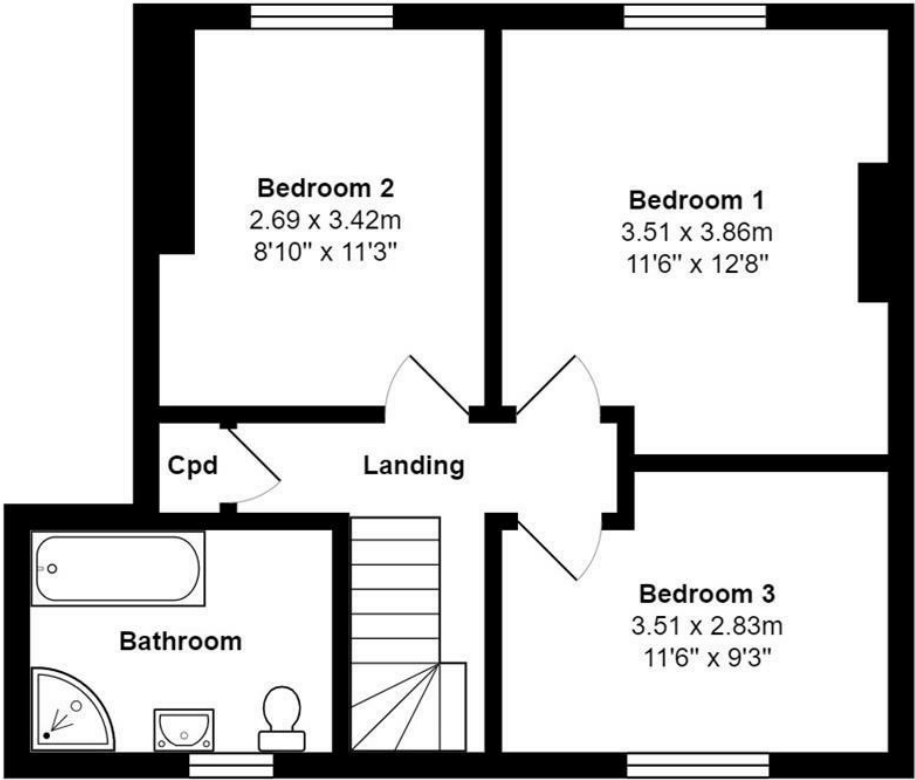
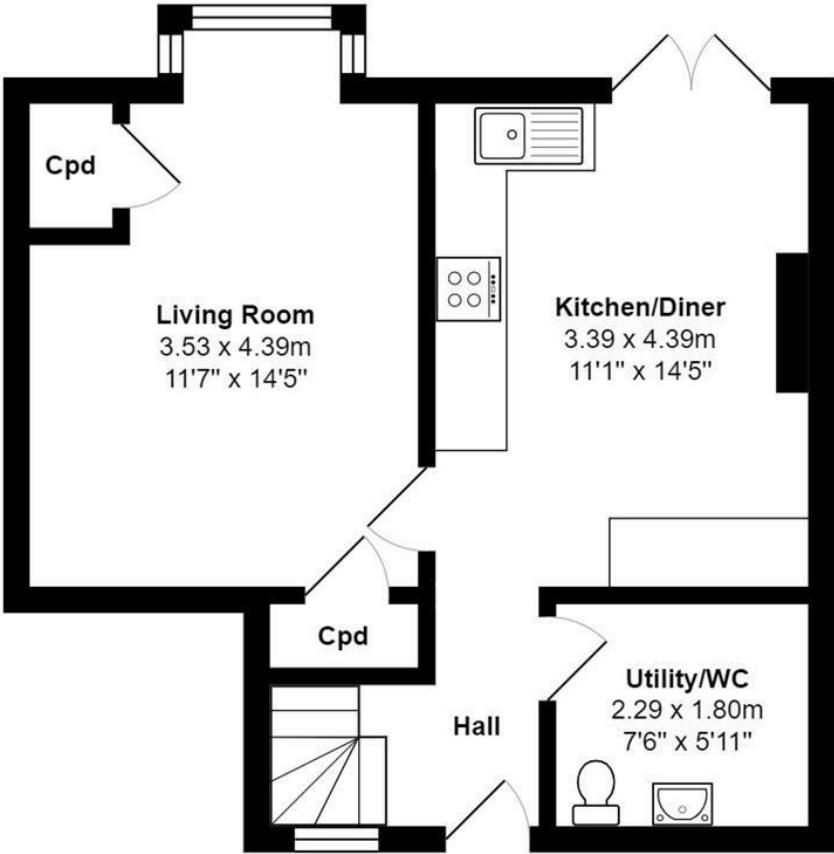
Properties of this quality are rare to market and an early viewing is advised to appreciate the time, money and care which has gone into creating this fantastic home.

Please note that the property has a flying freehold. A new build property has been constructed and approaches completion next door, also being for sale and offering two bedrooms and an upstairs office, please contact us to discuss further.



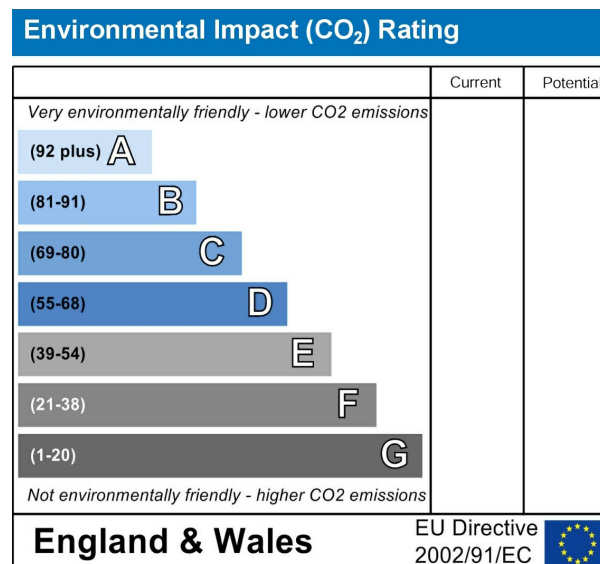
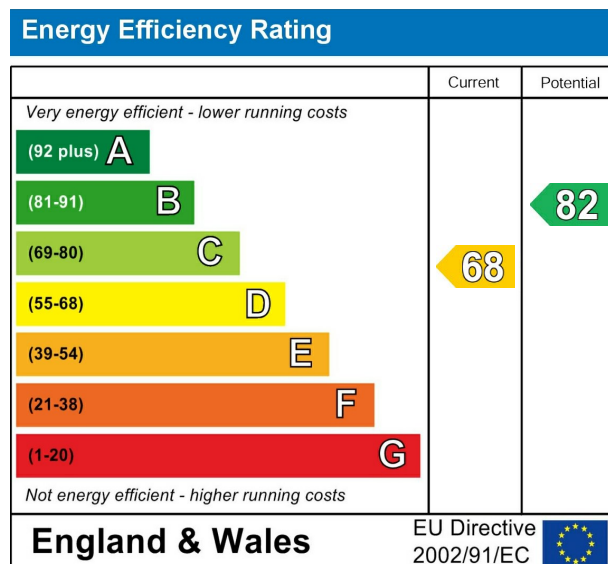


Floorplan





## 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.

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