

Davis
Lund

Topcliffe Road
Dishforth
Thirsk
YO7 3JT

Guide Price £315,000





Accommodation

A modern and beautifully presented semi-detached family home, offering an enviable setting on a small and sought after development, in the ever popular village of Dishforth.

The house reveals a family friendly layout, not least the lovely open plan kitchen/diner/family room, which leads seamlessly to the enclosed rear garden and being ideal for purchasers with pets and children. The property has been finished to a high standard throughout, whilst the accommodation feels light and airy.

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.

The main entrance door leads into a spacious tiled entrance hall, with stairs rising to the first floor, understairs storage and a cloakroom/WC. The tiled floor continues into the very spacious open plan kitchen/diner/family room, which offers bi-fold door access to the rear garden. The kitchen is stylishly fitted, coming equipped with an extensive range of modern units and integrated appliances. The living room to the front of the house, finishes off the downstairs layout. To the first floor there is the landing with loft access and a storage cupboard, main bedroom with stylish ensuite facilities, two further good size bedrooms and the modern part tiled house bathroom, fitted with a white suite, including a bath with glazed screen and shower over.

Moving outside, there is block paved driveway parking for two vehicles to the front of the house, plus an open lawned garden. Gated access is available to the rear garden, which is a good size and fully enclosed. The garden is mainly laid to lawn, whilst an extensive patio has also been added, making a great entertaining space.

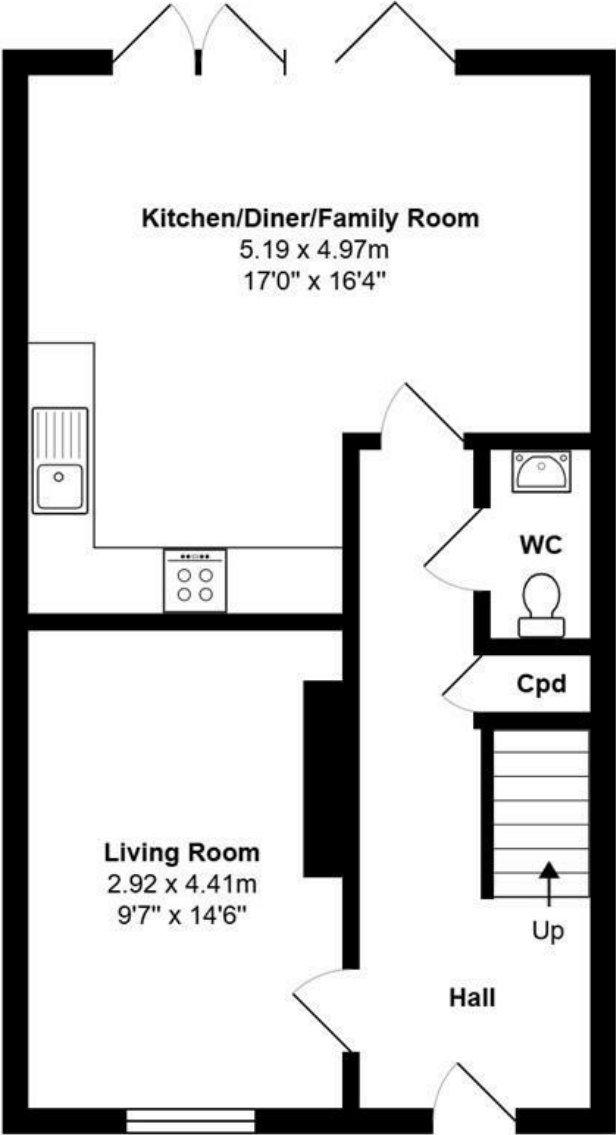
Constructed in 2020, the house has the remainder of the new build warranty still in place, whilst the property makes for an energy efficient home, aided by gas central heating and double glazing.

A viewing is advised on this lovely home, which is sure to suit a range of buyers.

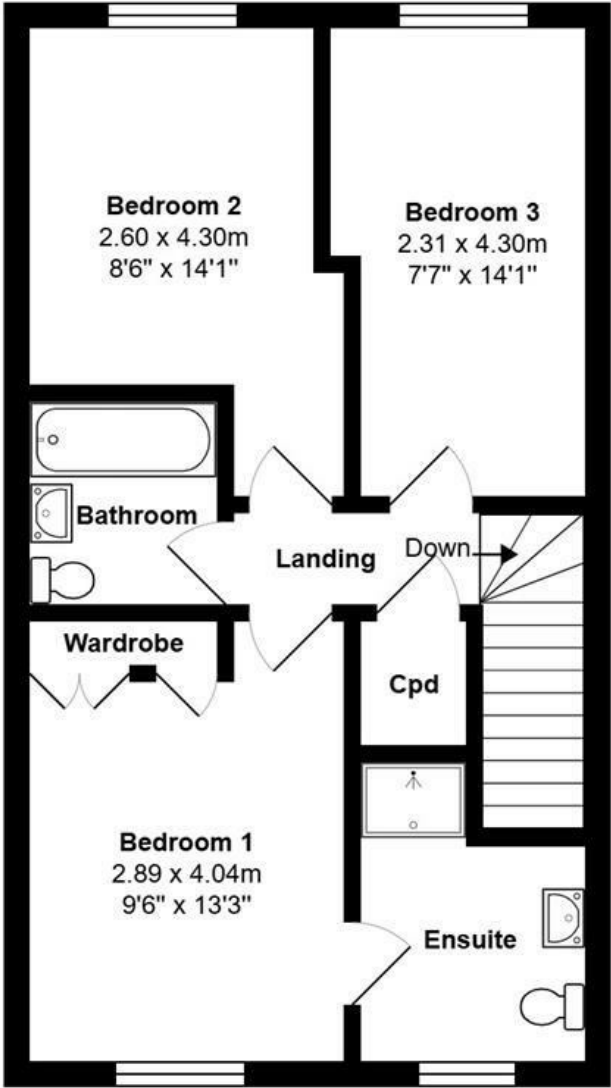




Floorplan



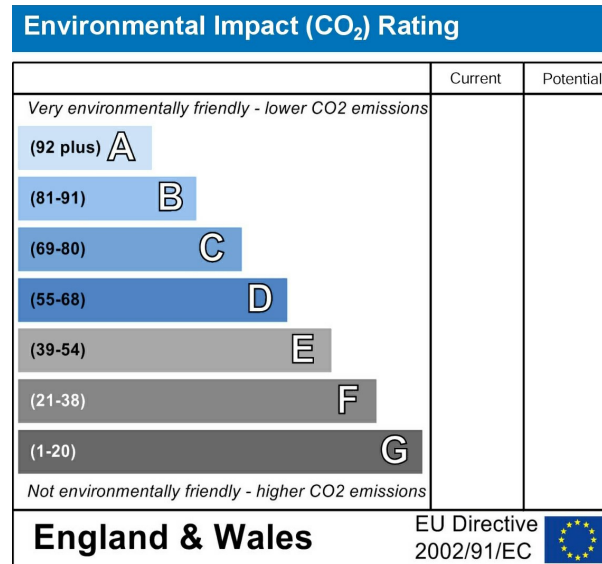
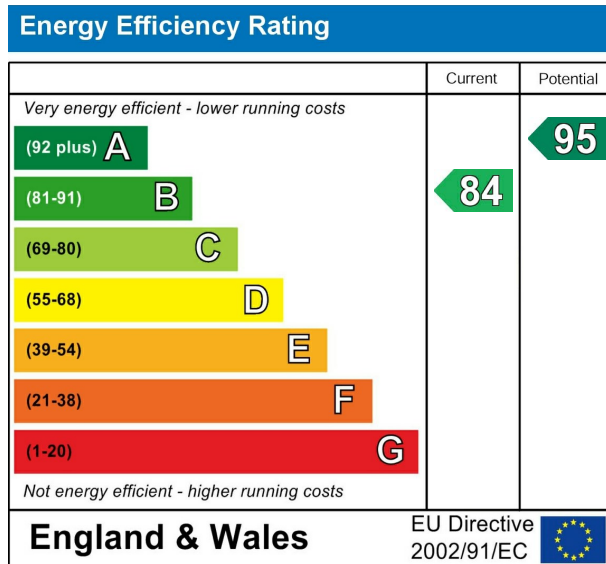
Ground Floor



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

