









## Accommodation

**DEVELOPMENT OPPORTUNITY WITH LAND** - An exciting opportunity to purchase a centrally located two bedroom cottage and substantial plot, with extensive allotment gardens extending to approximately half an acre in total.

The cottage is now in need of full renovation throughout, but it offers endless potential and the possibility to modernise to personal taste. The cottage has been extended to the ground floor, with a range of outbuildings which are ripe for conversion, subject to necessary consents.

The property offers a lovely sought after setting, just a short walk from the centre and overlooking the pretty green. The location means ease of access to shops and amenities, whilst transport links are also readily available, including the A19 and Thirsk train station just a short drive away.

The cottage itself offers a small entrance hall, living room with open fire, kitchen/diner again with an open fire and the inner hallway, with stairs rising to the first floor. There are also further outbuildings, incorporating a utility room with rear access door, store room, WC and log store. To the first floor there is a landing with loft access, two double bedrooms and the good size house bathroom.

A pathway leads from the property to the land, located a few seconds away and offering a lovely peaceful setting, tucked away and revealing a woodland outlook. The land houses a selection of outbuildings, with a range of constructions and conditions. The allotment gardens could be utilised for a number of uses, again all subject to obtaining the relevant permissions.

This exciting refurbishment/development opportunity is sure to be of interest to a range of purchasers and an early viewing is advised.

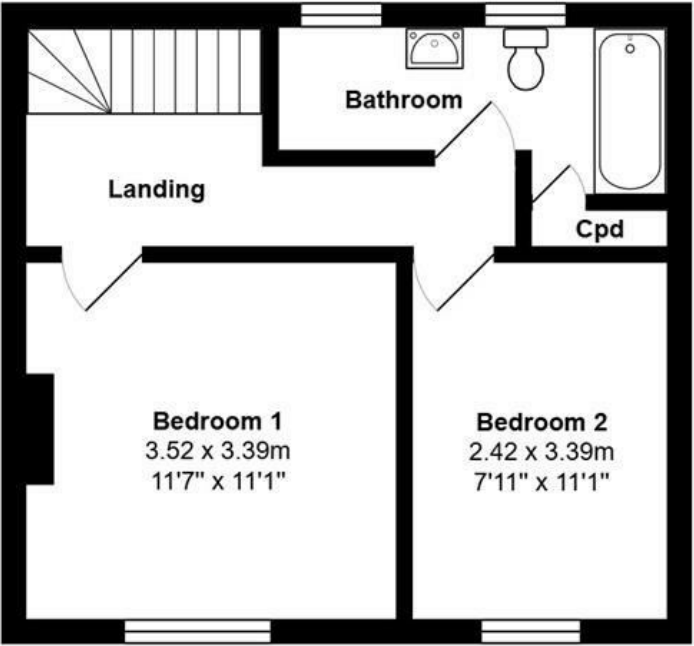
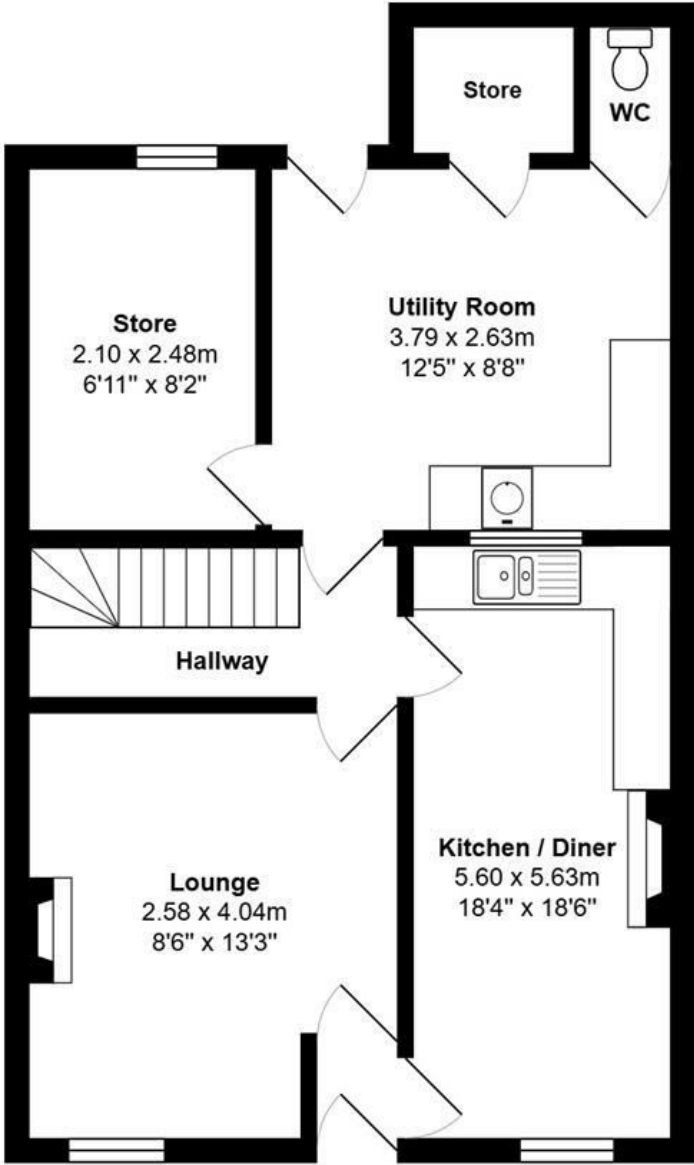








Floorplan











## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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