





Accommodation

A delightful period home, revealing a spacious and well presented interior, having been modernised and much improved in recent years. The property offers a lovely setting, whilst also benefitting from a substantial garage and outbuilding, all adding to houses obvious appeal.

The property reveals spacious two bedroom accommodation, ideal for a range of purchasers and ready to move into. The garage and outbuilding have been converted to create a multi functional space, sure to suit a number of uses and undoubtedly a great addition. The loft space also offers great potential for conversion, subject to necessary permissions and consents.

Located in the highly desirable village of Dishforth, the house offers ease of access to local transport links, including the A1(M) and A19, whilst also being a short drive from both Thirsk and Ripon. Dishforth itself boasts a number of amenities, including a public house, primary school, and village hall.

On the ground floor, the main entrance door leads into the hallway, with stairs rising to the first floor. There is a good size living room and a stylish kitchen/diner, with understairs storage and coming fitted with an extensive range of modern units. The utility completes the downstairs layout, offering handy storage and space and plumbing for a washing machine, whilst also housing the gas central heating radiator. To the first floor there is a landing, large main bedroom which is flooded with light through two windows, second bedroom with loft access and the modern part tiled house bathroom, fitted with a white suite, including a bath with glazed screen and shower over.

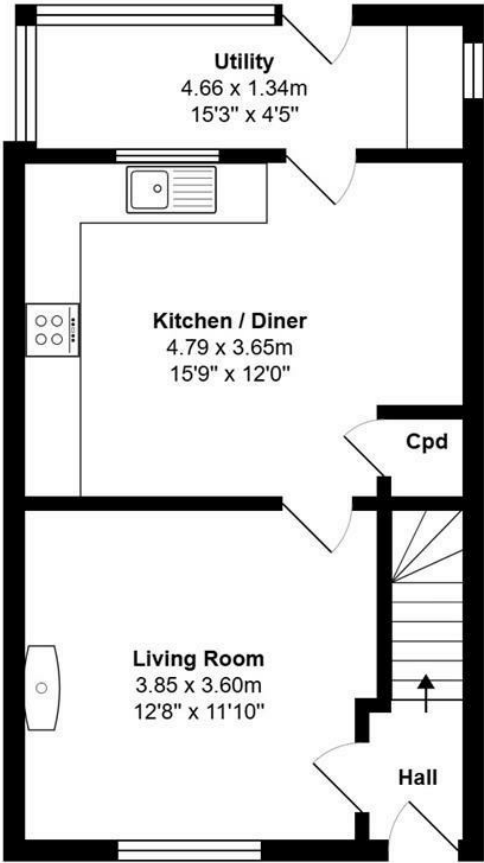
Externally, there is a traditional garden to the front of the house, whilst a low maintenance courtyard garden to the rear, offers additional outside space and gives access to the outbuilding. Vehicle access is available to the side of the terrace, leading through double doors to the garage. The garage/outbuilding has power and light, making it ideal for a number of uses.

Properties of this quality are rare to market in this price bracket, especially in such a sought after village and an early viewing is advised on this fabulous home, which is offered for sale with no onward chain.

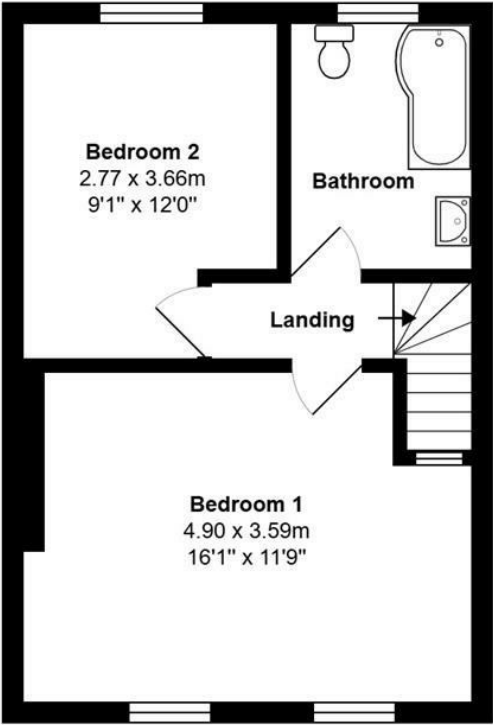




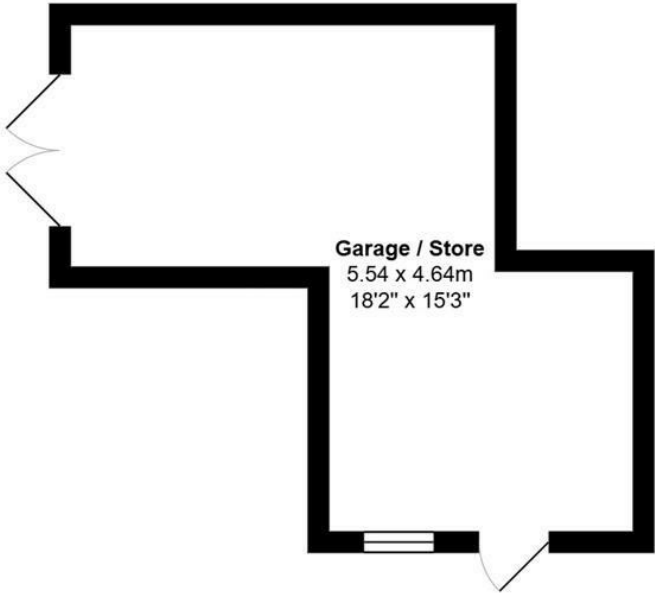
Floorplan



Ground Floor



First Floor

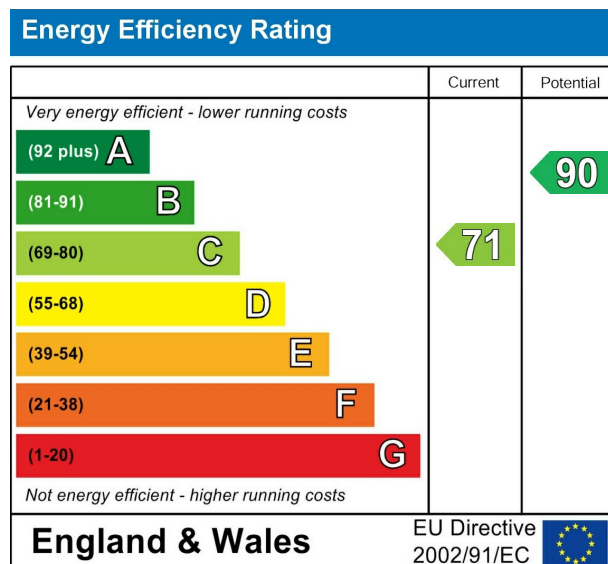


Outbuilding





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

