





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.

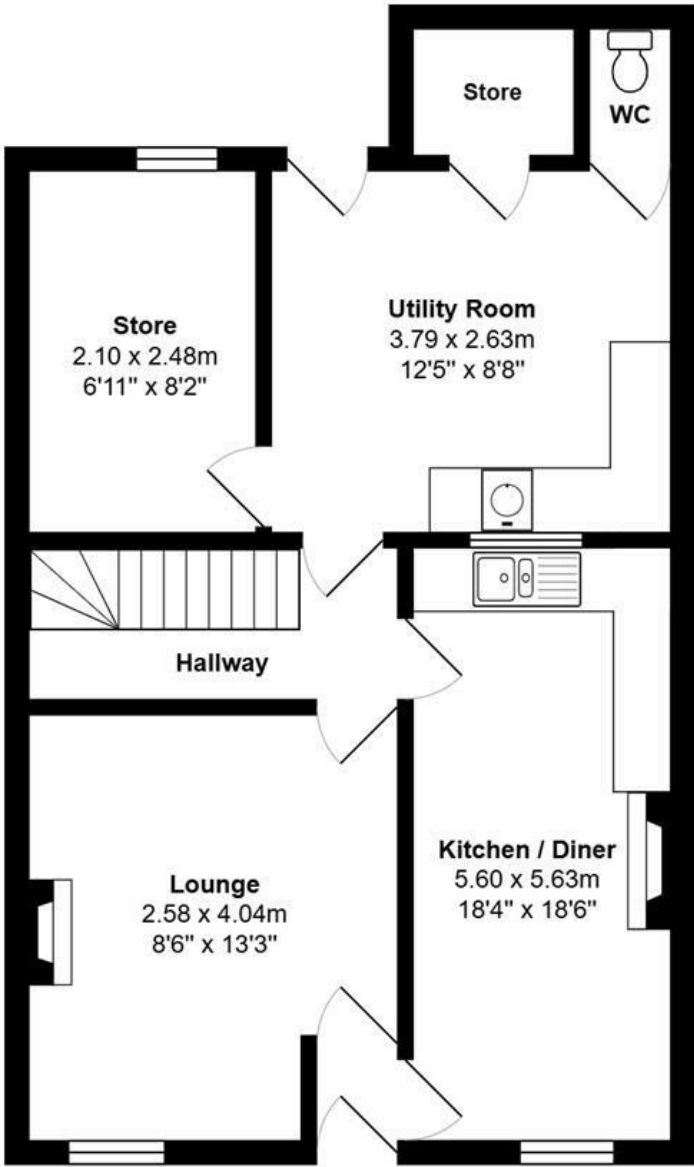
A pathway leads from the property to the land, located a few seconds away and offering a lovely peaceful setting, tucked away and revealing a woodland outlook. The land houses a selection of outbuildings, with a range of constructions and conditions. The allotment gardens could be utilised for a number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

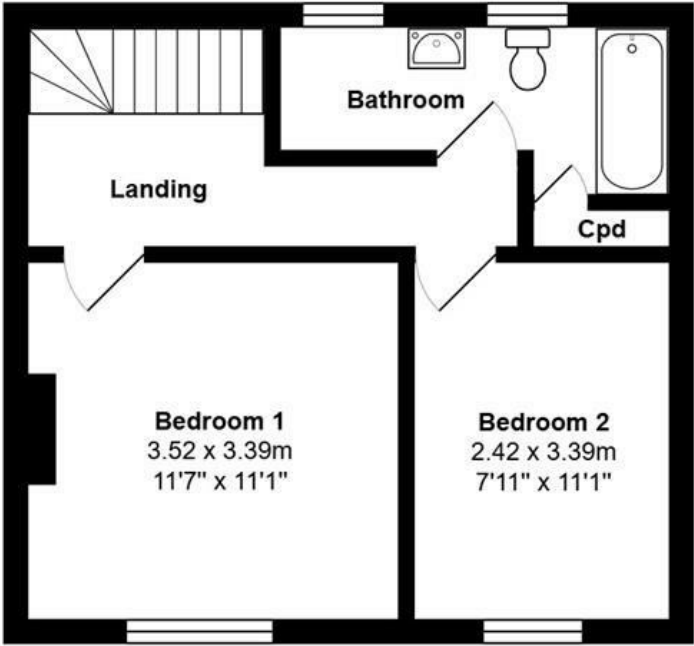




Floorplan

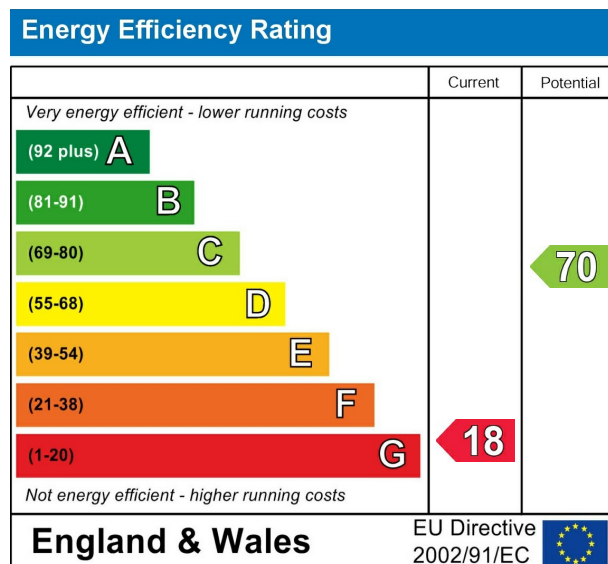


Davis
Lund





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

