





Accommodation

An extremely spacious and versatile four double bedroom detached house, situated on a sought after development and presented in show home condition, with a stylish interior and quality finish throughout.

The meticulously maintained family home is located in the desirable village of Dishforth, revealing a flexible layout and the balance of the new build warranty, having only being constructed in 2022. The high end accommodation feels light and airy throughout, extending to approximately 1500 square foot in total.

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 generous tiled entrance hall, with stairs rising to the first floor 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 comes fitted with an extensive range of modern units and integrated appliances, creating a fantastic entertaining space. The utility room is fitted with units to match, whilst also offering a rear access door. A good size living room and double aspect study/snug complete the downstairs layout. To the first floor there is the landing with loft access and airing cupboard, main bedroom with stylish ensuite facilities and fitted wardrobes, three further double bedrooms and the modern part tiled house bathroom, fitted with a white suite, including a bath with glazed screen and shower over.

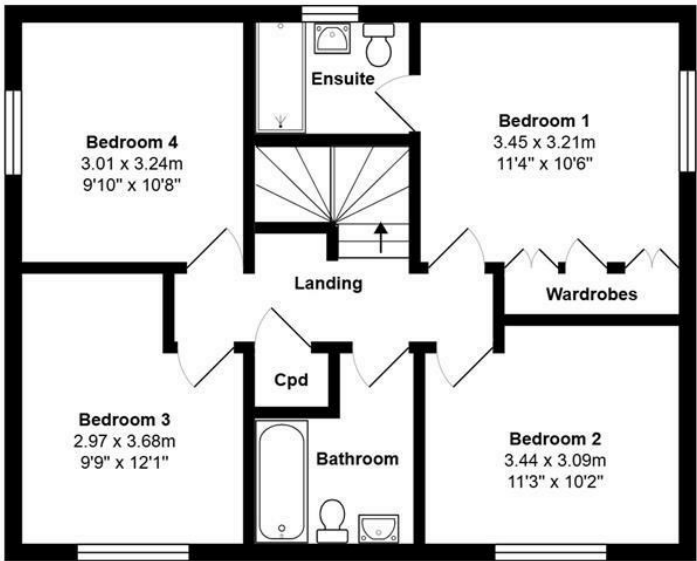
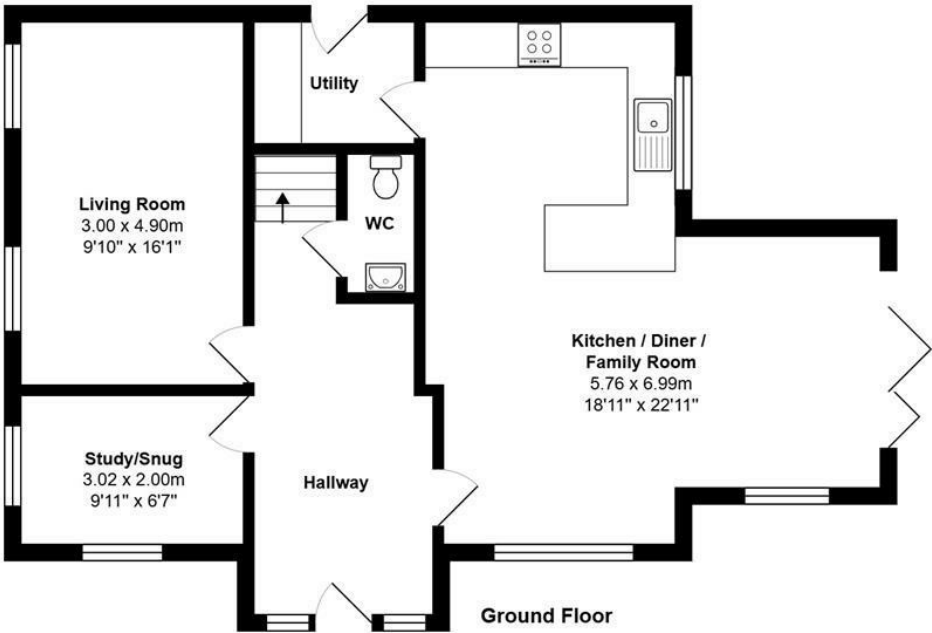
Stepping outside, there is block paved driveway parking for two vehicles and access to the single detached garage. Gated access is available to the lovely enclosed garden, which is part laid to lawn and affords a good degree of privacy. There is a patio and further decked seating area, which offers a lovely space to relax and unwind.

An early viewing is advised on this delightful house, which makes for an energy efficient home, aided by gas central heating and double glazing.





Floorplan



First Floor

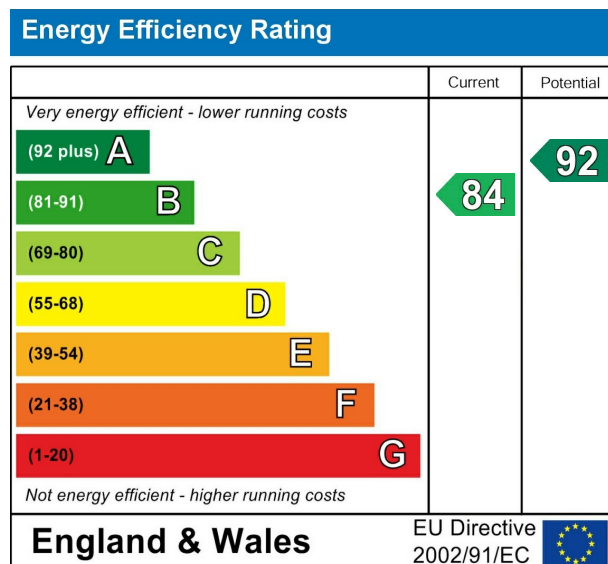


Garage





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

