





Accommodation

A most deceptive and extremely spacious six bedroom detached house, with an expansive layout arranged over three floors and revealing over 2000 square foot of well presented and versatile accommodation.

The lovely family home also offers driveway parking, an integral garage and established gardens. The property is ideally situated for access to the centre of Thirsk, with ease of access to shops and amenities, whilst transport links are readily available, including the A19, A1 and Thirsk train station. The property is also ideally placed for access to local schools, including Thirsk School and Sixth Form College just seconds away

On the ground floor the main entrance door leads into a very spacious entrance hall, with a cloakroom/WC, stairs rising to the first floor and access to the integral garage and storage cupboard. The kitchen comes fitted with an extensive range of modern units and integrated appliances, a side entrance door is also available. The open plan lounge/diner is a fantastic space, with a bay window and wood burning stove, whilst access is also available into the conservatory and rear garden. To the first floor there is a landing with further staircase leading to the top floor, four double bedrooms and the house bathroom, part tiled and fitted with a white suite, including a bath and separate shower cubicle. On the top floor there is an additional landing, two further bedrooms and a stylish modern shower room. The property is double glazed and it also benefits from gas central heating.

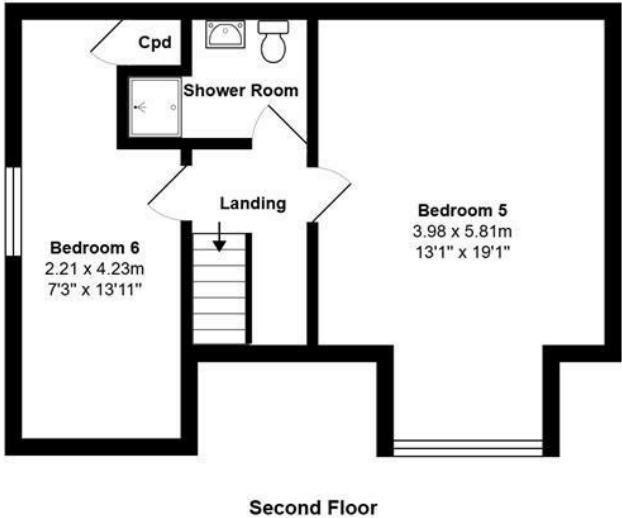
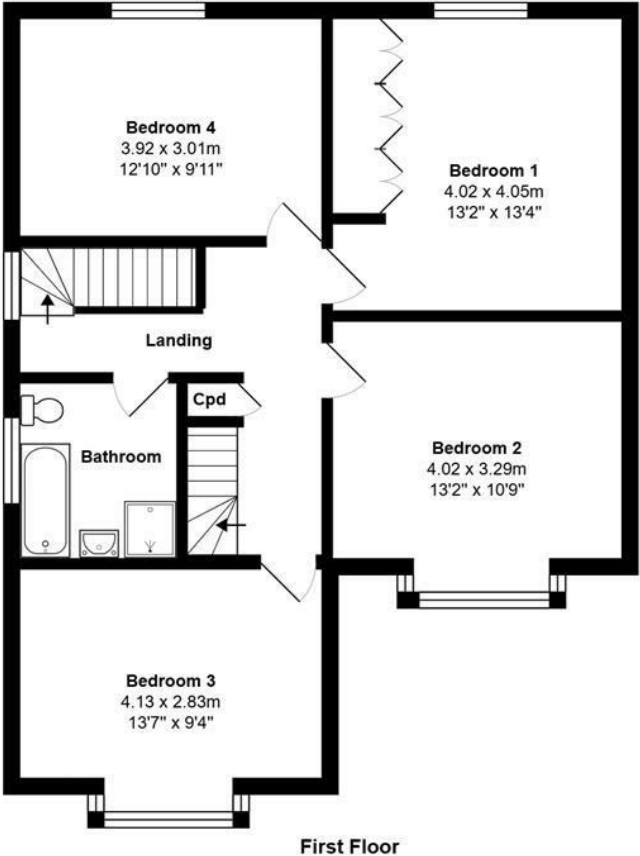
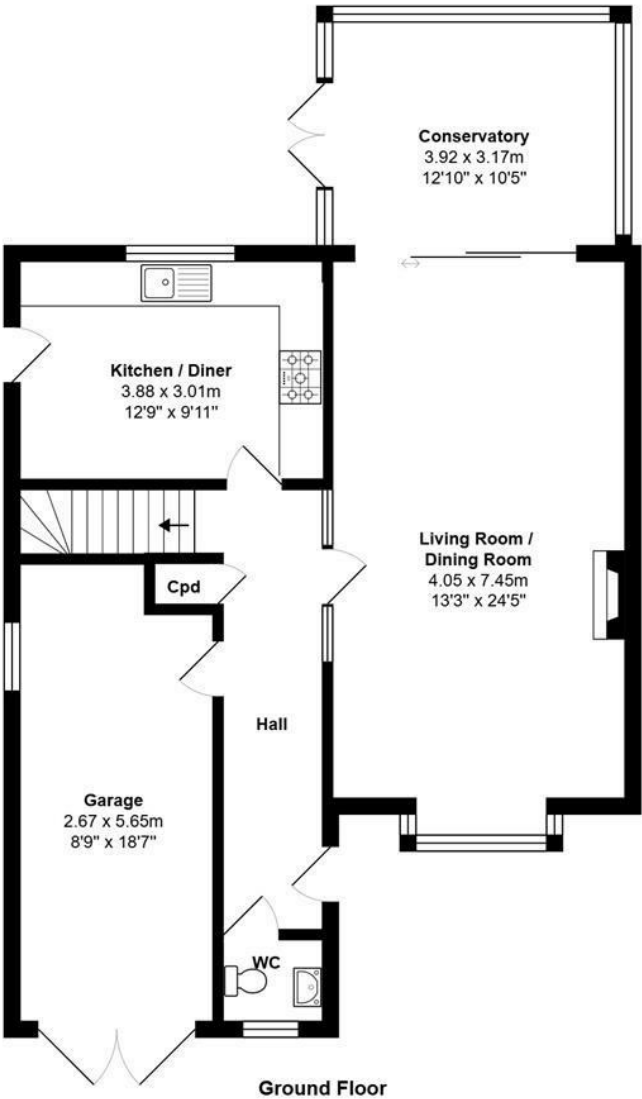
Stepping outside, there is block paved driveway access to the front of the house, providing parking and leading to the integral garage. The front garage is part laid to lawn and gated walkway access is available to the rear garden. The fully enclosed rear garden is a lovely place to be, part laid to lawn and well established with an array of shrubs and plants, whilst also offering a patio area.

Properties of this size and quality are very rare to market in this highly sought after area and an internal inspection is essential on this fantastic family home.





Floorplan





EPC

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

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

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

